

SECTION IV

**RESIDENTIAL CONSTRUCTION - TABLE OF CONTENTS**

**Residential Homes.....2**  
    Site Built Homes.....2  
    Modular Homes.....2

**Building Classifications ..... 3**

**Building Quality Grades ..... 4**  
    Superior Quality Dwelling..... 4  
    Excellent Quality Dwelling ..... 7  
    Very Good Quality Dwelling..... 9  
    Good Quality Dwelling ..... 12  
    Average Quality Dwelling ..... 16  
    Fair Quality Dwelling ..... 20  
    Low Quality Dwelling ..... 23

**Style Types ..... 25**  
    Description..... 27  
    Roof Types..... 28

**Residential Rates..... 29**  
    Excellent Quality Dwelling ..... 29  
    Very Good Quality Dwelling ..... 36  
    Good Quality Dwelling..... 43  
    Average Quality Dwelling..... 50  
    Fair Quality Dwelling..... 56  
    Low Quality Dwelling ..... 62  
    Addition Rates ..... 66  
    Grade Factors..... 67  
    Amenity Rates..... 69  
    Porches, Carports, and Garage..... 74  
    Miscellaneous Improvements ..... 78

## **Site Built Homes**

- They are constructed entirely at the building site.
- They conform to all state, local or regional codes where the house is located.
- Often called “stick-built” houses.
- A well-built, cared for site-built home generally increases over time, although its location plays a key role in value.

## **Modular Homes**

- Modular homes are built in sections at a factory.
- Modular homes are built to conform to all state, local or regional building codes at their destinations.
- Sections are transported to the building site on truck beds, then joined together by local contractors.
- Local building inspectors check to make sure a modular home’s structure meets requirements and that all finish work is done properly.
- A well-built modular home should have the same longevity as its site-built counterpart, increasing in value over time.

**BUILDING CLASSIFICATIONS**

The following descriptions correspond to the building class area of the property record card.

*Wood Frame* Buildings that are constructed of combustible materials with wood framed exterior walls covered by shingles, wood frame or pre-constructed trusses with wood sheathing and composition shingles, built-up or corrugated metal cover. Floor structure may be perimeter footing with reinforced concrete slab or wood joints and sheathing.

*Masonry* Buildings that are constructed of double brick, brick on concrete block, rock on concrete block, or concrete block exterior walls, which are usually, load bearing. Roof structure is usually wood frame or pre-constructed trusses with wood sheathing and composition shingles, built-up or corrugated metal cover. Floor structure may be perimeter footing with reinforced concrete slab or wood joist and sheathing.

*Concrete* Buildings that are constructed with poured reinforced concrete super structure, or reinforced concrete or pre-cast concrete panel load bearing exterior walls. Super structure may have a variety of exterior wall covers including pre-cast panels, masonry veneers, steel frame or stationary glass. Roof structure may be steel joists with metal decking, poured concrete, concrete planks or other non-combustible construction. Floors are usually reinforced concrete slabs on grade.

*Fireproof* Buildings that are constructed of steel super structure with a variety of non-bearing exterior walls including pre-cast panels, steel sandwich panels, steel frame and stationary glass, or masonry. Roof structure is usually steel frame with metal decking and poured concrete or concrete planks or other non-combustible construction. Floors are usually reinforced concrete slabs on grade.

*Rigid Steel or Pre-Engineered* Buildings that are constructed with pre-fabricated structural members with exterior wall cover of pre-constructed panels or sheet siding. Roof structures are steel joists or beams usually with corrugated metal cover. Floors are usually reinforced concrete slabs on grade.

**“Superior” Quality Dwellings**

**Superior Quality** homes are unique, luxury residences that are often individually designed with extensive detail/ornamentation and constructed with top-quality materials by contractors who specialize in this type of construction. These homes are strategically located in areas that will enhance, and benefit the home the most; lakefront, mountaintop, etc. These homes are typically not found in a conventional subdivision.

BASE SPECIFICATIONS

- FOUNDATION: Brick or reinforced concrete foundation walls, footings with interior piers.
- EXTERIOR WALL: Walls can be stone, brick veneer, stucco, log, or frame siding. All exterior coverings will be of top-quality materials of a custom design and will have numerous openings for windows and doors.
- ROOF: Slate, tile, cedar shake shingles, or heavy asphalt shingles on quality sheathing and well-braced rafters, with various slopes and ridges.
- INTERIOR FINISH: Fine finished drywall or plaster walls, hardwood paneling, and solid interior doors. Highest-grade vinyl wallpaper, moldings, casings and baseboards. Custom cabinets, marble, solid plastic, or custom made laminate counter and sink tops.
- BUILT-INS & F/P: No standard kitchen built-ins or fireplaces are included in base price.
- INSULATION: Based on insulation, framing, and glazing items typically found in a moderate climate.
- FLOORS: Wood or steel joists and sub-floor with top-quality hardwood, ceramic tile, terrazzo, marble, granite floor tile, vinyl, or carpet coverings.
- PLUMBING: Highest quality fixtures (kitchen sink, toilet, bathtub, shower stall, and bathroom sink, etc.)
- HEATING: Heating and air conditioning is included in base price. System must have ample capacity, insulated duct work throughout, and multiple controls.
- ELECTRICAL: Superior quality wiring, well-placed electrical outlets, custom fixtures, well lit dressing areas, baths, and kitchens.

**SUPERIOR QUALITY RESIDENCE**

TWO OR MORE STORY'S



**“Excellent” Quality Dwellings**

**Excellent quality** homes are custom-built homes which are normally designed by an architect. These homes are built for upper income families by contractors who specialize in good quality construction. These homes will generally be found in the affluent residential neighborhood districts. Much attention to detail and finish work, as well as considerable attention to high quality building materials is incorporated in this quality home.

**BASE SPECIFICATIONS**

- FOUNDATION:** Brick or reinforced concrete foundation walls, footings with interior piers.
- EXTERIOR WALLS:** Walls can be stone, brick veneer, stucco, log, or frame siding. All exterior coverings will be of high quality and constructed with much attention to detail by experienced craftsman. Exterior walls will have ample insulation and numerous openings, (windows and doors).
- ROOF:** Complex roofs with slate, tile, cedar shake shingles, or heavy asphalt shingles on good quality sheathing and well-braced rafters.
- INTERIOR FINISH:** Fine finished drywall or plaster walls. Excellent quality standard paneling and solid interior doors. High-grade vinyl wall paper and matching trim. Custom cabinets and built-ins with best quality hardware. Crown and other moldings and tray or vaulted ceilings.
- BUILT-INS:** No standard kitchen built-ins are included in base price.
- FIREPLACES:** No fireplaces are included in base price.
- INSULATION:** Those insulation, framing and glazing items typically found in a moderate climate.
- FLOORS:** Wood or steel joists and sub-floor with high quality hardwood, terrazzo, marble, granite floor tile, ceramic tile, vinyl, or carpet coverings.
- PLUMBING:** High quality plumbing fixtures, (kitchen sink, toilet, bathtub, shower stall, and bathroom sink, etc.)
- HEATING:** Forced hot air furnace heat with ample capacity and insulated ductwork throughout. No air conditioning is included in base price.
- ELECTRICAL:** Excellent quality wiring, maximum electrical outlets and expensive light fixtures.

**EXCELLENT QUALITY RESIDENCE**

ONE STORY

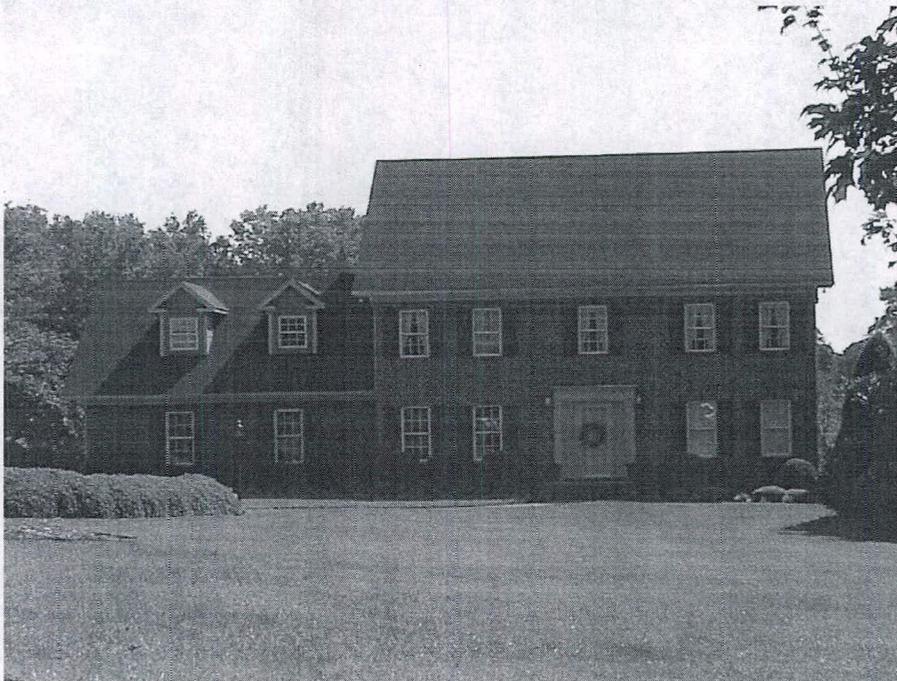


EXCELLENT QUALITY RESIDENCE

ONE AND A HALF STORY



TWO OR MORE STORIES



**“VERY GOOD” QUALITY DWELLINGS**

Very good quality homes are custom-built homes which are normally designed by an architect. These homes are built for upper income families by contractors who specialize in very good quality construction. These homes will generally be found in the high quality residential neighborhood districts. Much attention to detail and interior refinements as well as considerable attention to high quality building materials is incorporated in this quality home.

**BASE SPECIFICATIONS**

- FOUNDATION:** Brick or reinforced concrete foundation walls, footings with interior piers.
- EXTERIOR WALLS:** Walls can be stone, brick veneer, stucco, log, or frame siding. All exterior coverings will be of high quality and constructed with much attention to detail by experienced craftsmen. Exterior walls will have ample insulation and numerous openings (windows and doors).
- ROOF:** Slate, tile, cedar shake shingles, or heavy asphalt shingles on good quality sheathing and well-braced rafters. Very good quality gutters and downspouts.
- INTERIOR FINISH:** Fine finished drywall or plaster walls. Very good quality standard paneling and solid interior doors. High-grade vinyl wall paper and matching trim. Custom cabinets with best quality hardware. Ceramic tile or high quality laminated counter and splash vaulted or tray ceilings.
- BUILT-INS:** No kitchen built-ins or fireplaces are included in base price.
- INSULATION:** Those insulation, framing and glazing items typically found in a moderate climate.
- FLOORS:** Wood or steel sub-floor with high quality hardwood, vinyl, or carpet coverings.
- PLUMBING:** Very good quality tile floors and tiled or papered bathroom walls, copper piping and high quality fixtures, (kitchen sink, toilet, bathtub, shower stall, and bathroom sink, etc.)
- HEATING:** Forced hot air furnace heat with ample capacity and insulated ductwork throughout. No air conditioning is included in base price.
- ELECTRICAL:** Very good quality wiring, maximum electrical outlets and expensive light fixtures.

VERY GOOD QUALITY RESIDENCE

ONE STORY



**VERY GOOD QUALITY RESIDENCE**

ONE AND A HALF STORY



TWO STORY



**“GOOD” QUALITY DWELLINGS**

Good quality homes are custom built or well constructed speculative homes, which are normally found in upper middle or middle income residential district. They are constructed with good quality materials and workmanship with an above average attention given to detail. These homes generally exceed minimum building codes for local governments and lending institutions.

**BASE SPECIFICATIONS**

- FOUNDATION:** Brick or reinforced concrete foundation walls, concrete footings with interior piers.
- EXTERIOR WALLS:** Walls can be stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of above average quality and constructed with attention to detail by experienced craftsmen. Exterior walls will be insulated and will have ample openings, (windows and doors).
- ROOF:** Cedar shake, or good quality asphalt shingles on wood sheathing and rafters or truss systems. Good quality gutters and downspouts.
- INTERIOR FINISH:** Good finished drywall, plaster, average to good quality paneling, or papered walls. Good grade hollow-core doors, custom cabinets with matching hardware. Countertops are ceramic tile, laminated plastic or simulated marble. Some baseboards and moldings.
- BUILT-INS/FP:** No kitchen built-ins or fireplaces are included in base price.
- INSULATION:** Those insulation, framing and glazing items typically found in a moderate climate.
- FLOORS:** Wood or steel sub-floor with hardwood, ceramic, vinyl, or carpet coverings.
- PLUMBING:** Good quality tile floors and tiled or papered bathroom walls, copper piping and good quality fixtures, (kitchen sink, toilet, bathtub, shower stall, and bathroom sink, etc.)
- HEATING:** Forced hot air heat with adequate capacity and insulation ductwork throughout. No air conditioning is included in base price.
- ELECTRICAL:** Good quality wiring, ample electrical outlets and attractive light fixtures.

**GOOD QUALITY RESIDENCE**

**ONE STORY**



**GOOD QUALITY RESIDENCE**

**SPLIT-LEVEL**



**BI-LEVEL (SPLIT-FOYER)**



**GOOD QUALITY RESIDENCE**

**ONE AND A HALF STORY**



**TWO STORY**



**“AVERAGE” QUALITY DWELLINGS**

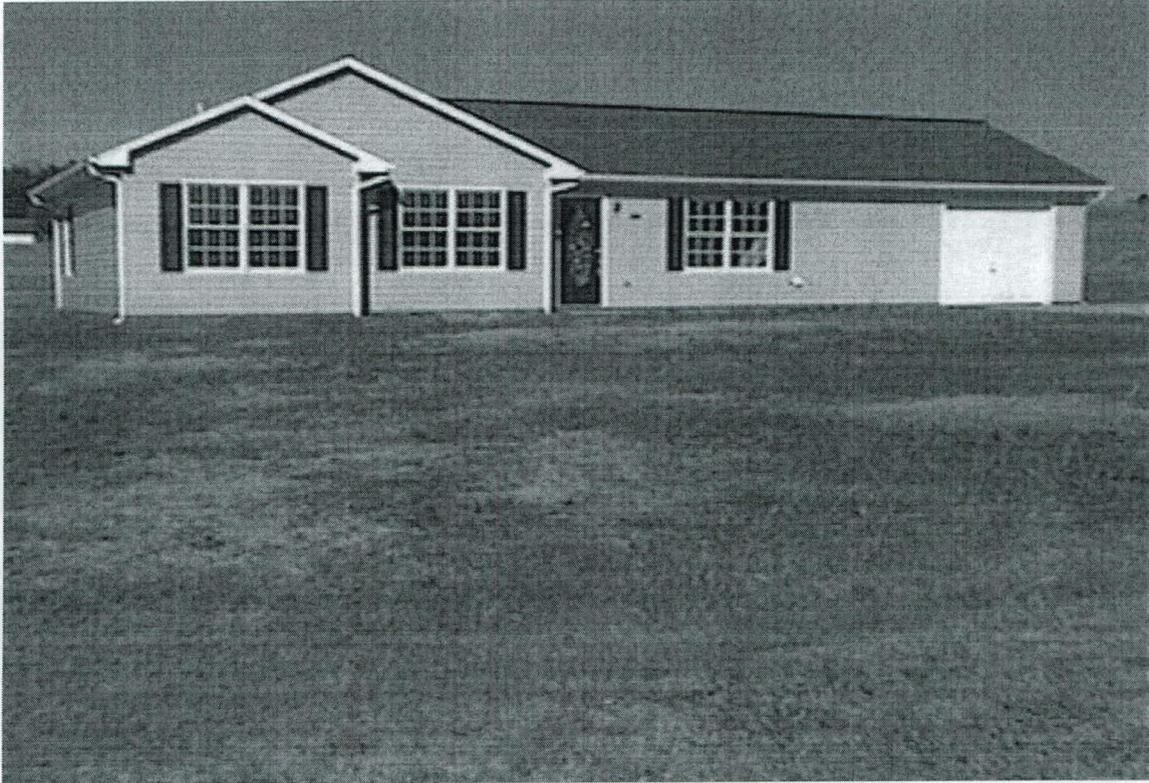
Average quality homes are usually mass produced and sold to middle income families. These homes are constructed with materials that are readily acceptable and meet or exceed minimum building codes for local governments and lending institutions. Adequate attention is shown to detail on both interior and exterior finish work.

**BASE SPECIFICATIONS**

- FOUNDATION:** Brick or concrete foundation walls, concrete footings with interior piers.
- EXTERIOR WALLS:** Walls can be brick veneer, stucco, aluminum, vinyl, log, or frame siding. All exterior walls will be of average quality materials (stock items) and constructed with adequate attention to detail by experienced craftsmen. Walls will be insulated and have adequate openings (windows and doors).
- ROOF:** Average quality asphalt shingles on grade plywood sheathing and rafters or truss systems. Most often will have aluminum gutters and downspouts.
- INTERIOR FINISH:** Drywall, average quality paneling, or papered walls. Medium grade or stock hollow-core doors. Stock cabinets and hardware, and some attention to detail paid to finish work. Countertops are laminated plastic or ceramic tile. Baseboards and casing are stock moldings.
- BUILT-INS/FP:** No kitchen built-ins or fireplaces are included in base price.
- INSULATION:** Those insulation, framing and glazing items typically found in a moderate climate.
- FLOORS:** Wood sub-floors with hardwood, vinyl, ceramic, or carpet coverings.
- PLUMBING:** Stock quality tile floors and partially tiled or papered bathroom walls, galvanized or plastic piping and average quality fixtures, (kitchen sink, toilet, bathtub, shower stall, and bathroom sink, etc.)
- HEATING:** Forced hot air heat with adequate capacity and insulated ductwork throughout. No air conditioning is included in base price.
- ELECTRICAL:** Adequate quality wiring. Ample electrical outlets and some stock light fixtures.

AVERAGE QUALITY RESIDENCE

ONE STORY

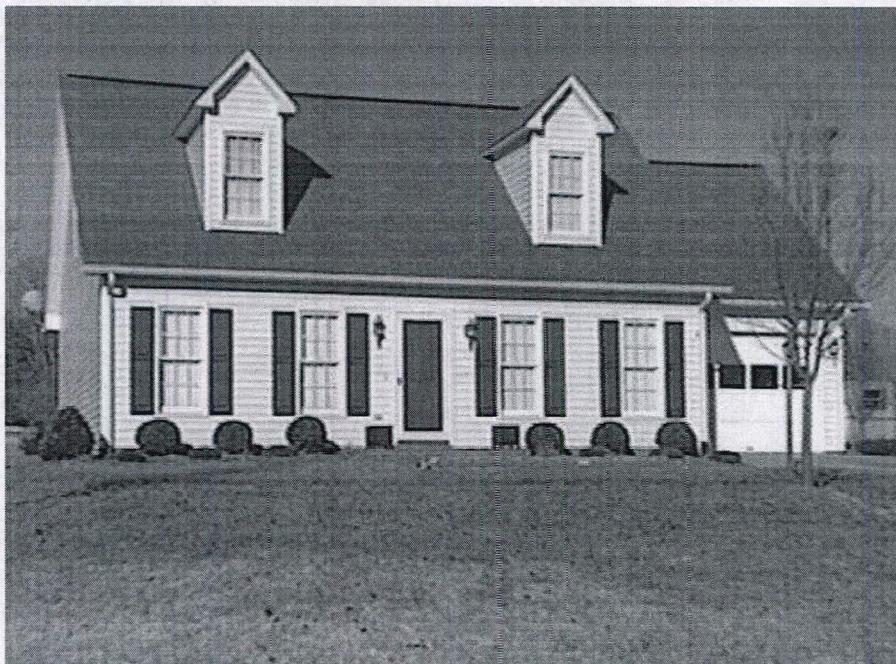


**AVERAGE QUALITY RESIDENCE**

**TWO STORY**

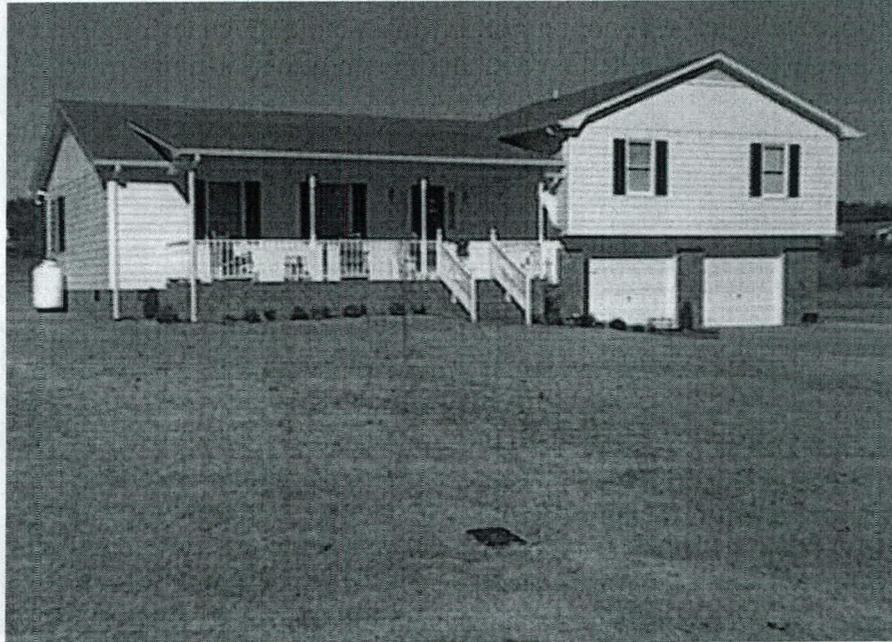


**ONE AND A HALF STORY**



**AVERAGE QUALITY RESIDENCE**

**SPLIT-LEVEL**



**BI-LEVEL (SPLIT-FOYER)**



**“FAIR” QUALITY DWELLINGS**

Fair quality homes are usually mass produced for moderate income families, using low cost materials and expense saving construction methods. Workmanship, finish work, and materials are below average quality. However, they will normally meet local building codes of governments and lending institutions. Attention to detail is limited on both interior and exterior finish.

**BASE SPECIFICATIONS**

- FOUNDATION:** Brick or concrete foundation walls, concrete footings with interior or perimeter piers.
- EXTERIOR WALLS:** Walls can be brick veneer, stucco, aluminum, vinyl, log, or frame siding. All exterior walls will be of average or below average quality materials and constructed with little attention to detail be experienced craftsmen. Walls will have minimum insulation and adequate openings, (windows and doors).
- ROOF:** Light weight asphalt shingles on exterior plywood and rafters or pre-fab truss system. May have galvanized gutters and downspouts.
- INTERIOR FINISH:** Drywall, inexpensive paneling or papered walls. Low cost hollow-core or flat panel doors. Few cabinets and hardware, and little attention to detail paid to finish work. Countertops are laminated or plastic.
- BUILT-INS/FP:** No kitchen built-ins or fireplaces are included in base price.
- INSULATION:** Those insulation, framing and glazing items typically found in a moderate climate.
- FLOORS:** Wood sub-floor with low cost hardwood, vinyl, tile or carpet coverings.
- PLUMBING:** Low cost tile floors and partially tiled or papered bathroom walls and galvanized or plastic piping. Low cost fixtures, (kitchen sink, toilet, bathtub, shower stall, and bathroom sink).
- HEATING:** Forced hot air heat with minimum capacity and duct-work. No air conditioning is included in base price.
- ELECTRICAL:** Adequate quality wiring. Adequate electrical outlets and some low cost light fixtures.

FAIR QUALITY RESIDENCE

ONE STORY

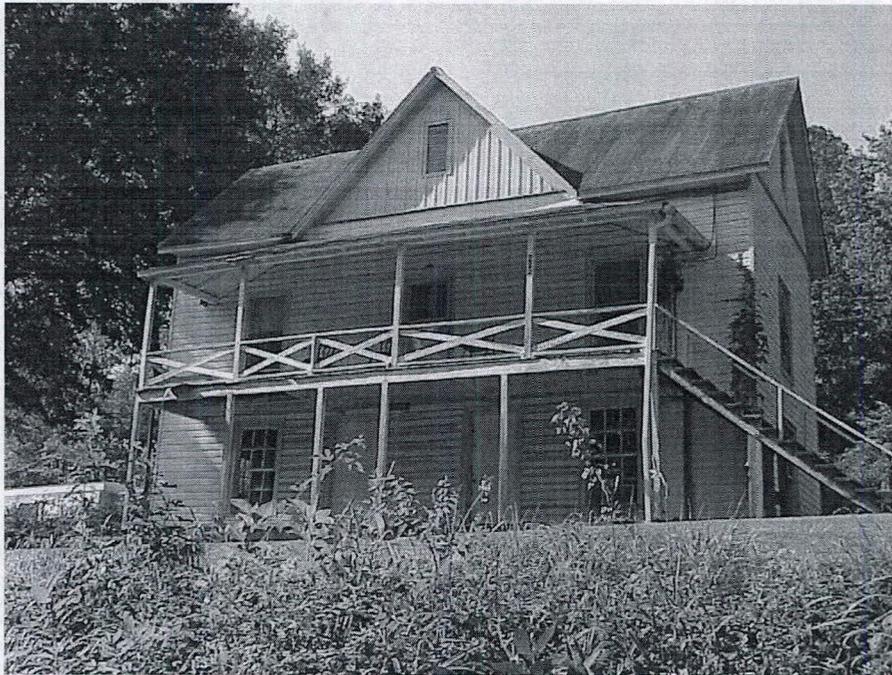


**FAIR QUALITY RESIDENCE**

**ONE AND A HALF STORY**



**TWO STORY**



**“LOW” QUALITY DWELLINGS**

Low quality homes are constructed for low income families using low cost materials and are usually designed not to exceed minimum building codes. Interior and exterior finish is very plain with very little attention given to detail. Design is primarily for functional use and little else.

BASE SPECIFICATION

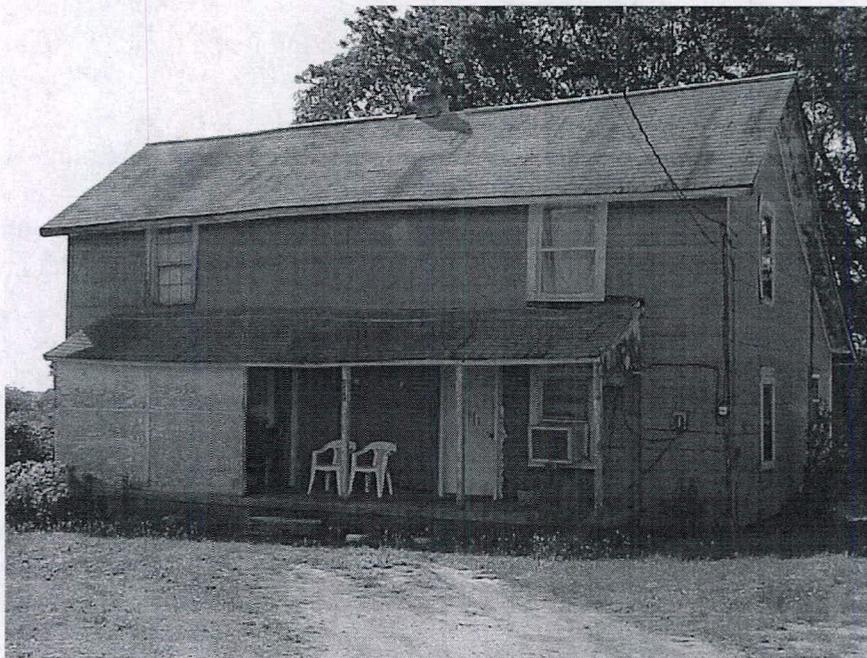
- FOUNDATION:** Concrete block foundation walls with minimum concrete footing piers, or slab floors.
- EXTERIOR WALLS:** Walls can be either brick veneer, stucco, frame siding, log, or concrete block. All walls will be made of inferior quality materials and may be constructed by craftsmen. Walls will have little to no insulation and minimum openings (windows and doors).
- ROOF:** Light weight asphalt shingles, roll or metal on exterior grade plywood and rafters or pre-fab truss systems.
- INTERIOR FINISH:** Drywall, inexpensive paneling or papered walls. Lowest cost hollow core or flat panel doors. Few cabinets and hardware. Countertops are plastic or low cost laminate material.
- BUILT-INS/FIREPLACES:** No kitchen built-ins or fireplaces are included in base price.
- INSULATION:** Those insulation, framing and glazing items typically found in a moderate climate.
- FLOORS:** Wood sub-floor with low cost asphalt tile or carpeting.
- PLUMBING:** Low cost asphalt tile floors and bathroom walls and galvanized, plastic, or black piping. Low cost fixtures, (kitchen sink, toilet, bathtub, shower stall, and bathroom sink).
- HEATING:** Forced hot air heat with minimum capacity and duct-work. No air conditioning included in base price.
- ELECTRICAL:** Low quality wiring. Minimum electrical outlets and few cheap light fixtures.

LOW QUALITY RESIDENCE

ONE STORY



TWO STORY



**STYLE TYPES****ONE-STORY**

The one-story dwelling has all regular living space on one level. These structures may have basement and/or attic areas depending on location and preference of prospective owners. Some advantages of the one story dwellings are the ability to add patios, porches and decks to virtually any room, absence of stairs where no basement or attic areas exist, easy maintenance of usually low pitched roofs and a short exterior wall. Most one-story dwellings have a low and long appearance which is pleasing to a large number of potential purchasers.

**TWO-STORY BI-LEVEL**

Two-story bi-level (split foyer or raised ranch) residences have two levels of living area, but unlike a conventional two-story, the lower level, which may be partially below grade, and unfinished. A distinguishing characteristic is its split-foyer entry. For bi-levels with no finish on the lower level, use one-story with a basement. For bi-levels with a completely finished lower level, use a two-story description.

**TWO-STORY**

The two-story dwelling has two levels of living area, one over the other and is approximately the same size and are the most economically built of the basic residential structure styles. This structure may be built with or without basement/attic areas. It requires smaller lot space and has smaller roof and foundation area. Heating and cooling the two-story dwelling is simple and comparatively economical.

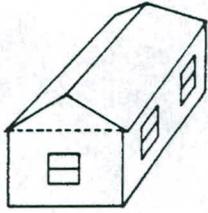
The desirability of the two-story increases as cost and availability of land becomes more of a problem.

**ONE-AND-ONE HALF STORY**

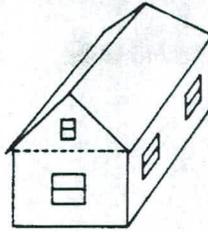
The one and one-half story dwelling is essentially one story with a steeper roof, which allows for expansion of the upper area. The upper area is approximately 25% to 85% of the lower level area. Dormers are usually added to provide additional interior wall height, light, and ventilation. This has two distinct advantages: low cost per unit of habitable living space and built-in expandability. If the upper area is unfinished, use the one-and one-half-story unfinished description.

**SPLIT-LEVEL**

The split-level dwelling is a variation of the one-story dwelling with basement area. It was designed for the sloping or hilly lot and takes advantage of what might otherwise be a troublesome difference in elevation. The split-level makes efficient use of space. The general arrangement of the structure separates sleeping, living, and recreation areas on different levels. For split-levels with finish on the lower level, use a one-and-one-half story code. To determine the stories multiplier, use as the ground floor area, the main body of the residence as well as the lower level in the "split" section. The area above the "split" section will be considered as the upper floor area. If one has 1000 square feet in the main body, 500 square feet in the lower level of the "split" and 500 square feet in the upper level of the "split", the Stories Multiplier will be 1.3 ( $1000 + 500 = 1500$  on the first or ground floor plus 500 in the upper floor or 2000 total;  $2000/1500 = 1.3$ ) For split-levels with no finished lower level, use a one story description with an unfinished basement.



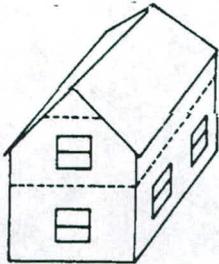
**A 1 Story**  
All rooms are on one floor and are below the square of house at the eave line. This design usually has a low pitch roof with a slope of about 1/6.



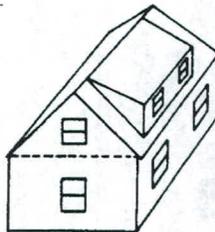
**B 1 Story and Attic**  
Same basic design as 1 Story, except the pitch of the roof is usually greater, with a slope of about 1/4 or 1/3. This design has a permanent stairway to a usable, floored attic area. There are usually windows at each end of the attic.



**C 1 Story and Finished Attic**  
Same basic design as 1 Story and Attic, except the attic interior is finished and is usually divided into rooms. The attic floor area is approximately 55% of the first floor area.



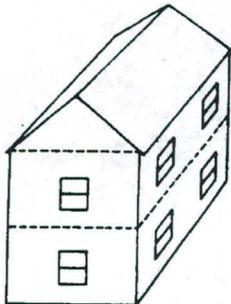
**D 1 1/2 Story**  
The second floor area of this design is equal to the area of the first floor; however, the wall height of the second floor is approximately one-half of the first floor - with the balance of wall height as sloping ceiling.



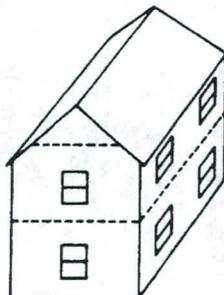
**E 1 1/2 Story**  
This design is similar to 1 Story and Finished Attic, except that the roof pitch is greater - with a slope of about 1/3 or 1/2 - and there is a large dormer on one side of the roof and possibly one or two small dormers on the opposite side of the roof. Area of the finished second floor is approximately 75% of the first floor area.



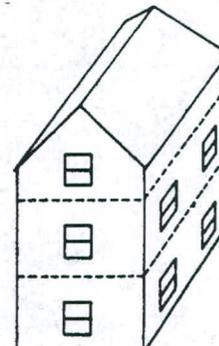
**F 1 1/2 Story**  
This design has a high pitch roof with a slope of about 5/8 or 3/4, and small dormers on one or both sides of the roof. The area of the finished second floor is approximately 75% of the first floor area.



**G 2 Story**  
This is a typical two story dwelling, with the second floor area equal to the first floor area.

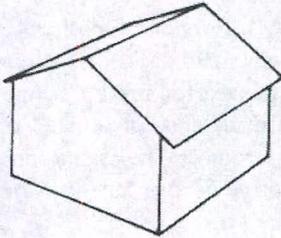


**H 2 Story**  
Similar to the 2 Story in example G, except that the second floor side walls are less than full height. Consequently, part of the second floor ceiling follows the slope of the roof.

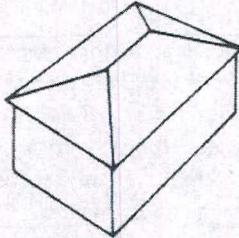


**I 2 1/2 Story**  
This design has two full stories and a half story similar to example D. A two and one-half story dwelling may be similar in design to examples E or F.

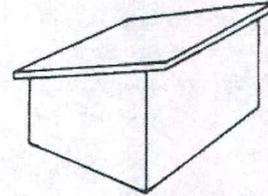
GABLE



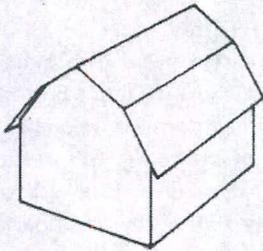
HIP



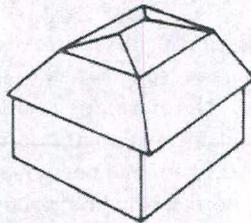
SHED



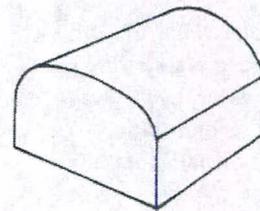
GAMBREL



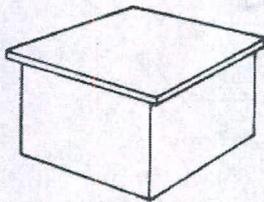
MANSARD



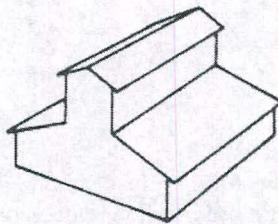
ARCHED



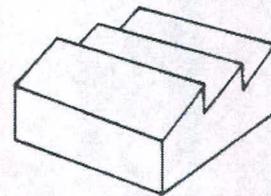
FLAT



MONITOR



SAWTOOTH



# Schedule of Values

# Rutherford County 2012

RES-EX-R

Res excellent, 1.0 st rates

Base Area	Stucco Siding	Brick Veneer	Stone Veneer	Common Brick	Face Brick	Stone
1600	159.24	170.22	187.11	172.02	178.80	190.56
1800	156.05	166.52	183.01	168.45	174.96	186.47
2000	153.24	163.46	179.44	165.25	171.63	182.63
2400	148.50	158.09	173.17	159.88	165.89	176.49
2800	144.53	153.75	168.31	155.40	161.15	171.37
3200	141.22	150.16	164.10	151.70	157.07	167.03
3600	138.27	146.86	160.52	148.38	153.75	163.33
4000	135.85	144.03	157.07	145.57	150.67	160.14
4400	133.55	141.60	154.39	143.01	148.00	157.07
4800	131.51	139.31	151.83	140.70	145.57	154.52
5000	130.61	138.27	150.67	139.68	144.53	153.36
5200	129.84	137.27	149.53	138.79	143.53	152.20
5400	128.95	136.50	148.38	137.78	142.49	151.06
5600	128.04	135.46	147.36	136.87	141.60	150.04
5800	127.29	134.70	146.34	135.98	140.58	149.14
6000	126.51	133.80	145.57	135.22	139.68	148.25
6200	126.27	133.55	145.18	134.83	139.43	148.00
6400	126.00	133.30	144.93	134.58	139.17	147.62
6600	125.63	133.03	144.67	134.32	138.91	147.36
6800	125.37	132.66	144.41	134.06	138.67	147.10
7000	125.12	132.40	144.16	133.80	138.41	146.86
7200	124.85	132.15	143.90	133.55	138.15	146.58
7400	124.61	131.88	143.64	133.30	137.90	146.34
7600	124.35	131.64	143.39	133.03	137.63	146.08
7800	124.09	131.37	143.14	132.79	137.39	145.82

# Schedule of Values

# Rutherford County 2012

RES-EX-H

Res excellent, 1.5 st fin rate

Base Area	Stucco Siding	Brick Veneer	Stone Veneer	Common Brick	Face Brick	Stone
1800	140.35	149.96	163.78	151.99	156.43	168.46
2000	137.67	146.93	160.35	149.08	153.38	164.91
2400	133.11	141.98	154.65	143.90	147.94	159.09
2800	129.44	137.81	150.10	139.83	143.51	154.15
3200	126.28	134.39	146.04	136.30	139.83	150.10
3600	123.51	131.35	142.63	133.24	136.67	146.68
4000	121.09	128.70	139.83	130.58	133.76	143.51
4400	118.94	126.41	137.04	127.16	130.21	139.46
4800	117.16	124.38	134.77	126.16	129.06	138.32
5000	116.27	123.36	133.62	125.02	128.04	137.16
5200	115.38	122.36	132.62	124.13	127.16	136.30
5400	114.63	121.60	131.72	123.24	126.16	135.28
5600	113.87	120.71	130.72	122.36	125.27	134.26
5800	113.10	119.82	129.83	121.60	124.38	133.24
6000	112.48	119.19	128.94	120.71	123.51	132.37
6200	112.10	118.81	128.70	120.46	123.24	132.10
6400	111.84	118.55	128.42	120.08	122.99	131.85
6600	111.59	118.29	128.04	119.82	122.74	131.48
6800	111.34	118.05	127.80	119.57	122.36	131.23
7000	110.97	117.67	127.56	119.30	122.10	130.96
7200	110.69	117.42	127.29	118.94	121.84	130.72
7400	110.45	117.16	126.90	118.68	121.60	130.34
7600	110.19	116.92	126.66	118.44	121.22	130.09
7800	109.82	116.53	126.41	118.17	120.97	129.83
15000	109.57	116.27	126.16	117.79	120.71	129.57

# Schedule of Values

# Rutherford County 2012

RES-EX-H/U

Res excellent, 1.5 st unfin

Base Area	Stucco Siding	Brick Veneer	Stone Veneer	Common Brick	Face Brick	Stone
1600	165.92	178.85	194.93	179.09	186.19	198.47
1800	162.50	175.13	190.49	175.29	182.13	194.04
2000	159.46	171.80	186.82	172.01	178.59	190.24
2400	154.53	166.17	180.37	166.30	172.50	183.65
2800	150.34	161.58	175.17	161.76	167.70	178.47
3200	146.93	157.73	170.74	157.69	163.51	173.90
3600	143.90	154.40	166.81	154.53	159.96	169.97
4000	141.36	151.45	163.64	151.50	156.93	166.57
4400	138.95	148.77	160.62	148.82	154.03	163.64
4800	136.92	146.49	158.08	146.55	151.61	160.85
5000	135.91	145.32	156.80	145.41	150.48	159.59
5200	134.90	144.31	155.66	144.39	149.33	158.45
5400	134.13	143.41	154.53	143.38	148.30	157.31
5600	133.24	142.50	153.51	142.36	147.30	156.17
5800	132.37	141.50	152.50	141.49	146.30	155.17
6000	131.72	140.59	151.50	140.59	145.53	154.15
6200	131.35	140.35	151.23	140.35	145.15	153.89
6400	131.10	140.09	150.84	140.09	144.90	153.63
6600	130.83	139.68	150.61	139.83	144.65	153.26
6800	130.58	139.44	150.34	139.46	144.39	153.01
7000	130.21	139.18	150.10	139.20	144.01	152.75
7200	129.95	138.94	149.70	138.95	143.76	152.50
7400	129.69	138.54	149.47	138.70	143.51	152.24
7600	129.44	138.29	149.21	138.32	143.25	151.86
7800	129.06	138.03	148.96	138.06	142.88	151.61

# Schedule of Values

# Rutherford County 2012

RES-EX-T

Res excellent, 2.0 st rates

Base Area	Stucco Siding	Brick Veneer	Stone Veneer	Common Brick	Face Brick	Stone
1800	142.49	155.29	175.43	155.80	163.89	177.69
2000	139.69	151.99	171.76	152.75	160.62	174.03
2200	137.16	149.21	168.34	150.10	157.56	170.74
2400	134.90	146.68	165.30	147.68	154.90	167.70
2800	130.96	142.23	159.96	143.38	150.34	162.50
3200	127.67	138.56	155.80	139.83	146.30	158.32
3600	124.88	135.40	151.86	136.79	143.12	154.65
4000	122.36	132.48	148.57	134.13	140.09	151.36
4400	120.08	130.09	145.78	131.72	137.56	148.44
4800	118.17	127.80	143.25	129.57	135.28	145.92
5000	117.29	126.79	141.86	128.56	134.13	144.76
5200	116.41	125.77	140.84	127.67	133.11	143.62
5400	115.52	124.88	139.69	126.66	132.10	142.49
5600	114.76	124.00	138.70	125.77	131.23	141.49
5800	113.99	123.11	137.67	125.02	130.21	140.46
6000	113.23	122.23	136.67	124.25	129.32	139.46
6200	112.59	121.22	135.64	123.51	128.42	138.56
6400	111.84	120.46	134.64	122.86	127.42	137.56
6600	111.21	119.57	133.62	122.10	126.41	136.53
6800	110.45	118.68	132.62	121.48	125.39	135.53
7000	109.69	117.79	131.72	120.71	124.38	134.50
7200	109.05	117.03	130.72	119.95	123.36	133.50
7400	108.30	116.15	129.69	119.30	122.36	132.48
7600	107.54	115.26	128.70	118.55	121.48	131.48
15000	106.90	114.38	127.67	117.79	120.46	130.58

# Schedule of Values

# Rutherford County 2012

RES-EX-S

Res excellent, bi-level rates

Base Area	Stucco Siding	Brick Veneer	Stone Veneer	Common Brick	Face Brick	Stone
1800	163.17	172.63	194.83	172.93	182.03	197.40
2000	159.79	168.94	190.72	169.78	178.34	193.28
2200	157.01	165.66	187.02	166.66	175.06	189.58
2400	154.38	162.82	183.60	163.95	172.06	186.44
2800	149.82	157.98	177.75	159.12	166.94	180.61
3200	146.15	153.86	172.93	155.28	162.54	175.78
3600	142.78	150.29	168.79	152.01	158.83	171.78
4000	140.00	147.16	165.09	148.87	155.70	168.09
4400	137.36	144.47	161.81	146.16	152.71	164.94
4800	135.01	142.04	158.97	143.89	150.16	162.10
5000	134.14	140.91	157.69	142.89	148.87	160.82
5200	133.24	139.76	156.41	141.89	147.73	159.54
5400	132.23	138.62	155.13	140.75	146.72	158.41
5600	131.34	137.78	153.99	139.76	145.75	157.28
5800	130.46	136.78	152.85	138.77	144.59	156.13
6000	129.59	135.78	151.86	138.06	143.74	155.00
6200	128.86	134.64	150.72	137.20	142.60	153.86
6400	127.97	133.63	149.59	136.48	141.62	152.71
6600	127.10	132.79	148.44	135.63	140.47	151.57
6800	126.36	131.79	147.31	134.78	139.34	150.59
7000	125.47	130.79	146.16	134.06	138.20	149.43
7200	124.59	129.79	145.02	133.21	137.06	148.28
7400	123.88	129.09	143.89	132.36	135.91	147.16
7600	122.98	128.09	143.04	131.67	134.78	146.02
7800	122.27	127.10	141.89	130.79	133.63	144.88

# Schedule of Values

# Rutherford County 2012

RES-EX-L

Res excellent, split lvl rates

Base Area	Stucco Siding	Brick Veneer	Stone Veneer	Common Brick	Face Brick	Stone
1600	148.07	159.96	178.47	162.24	169.85	183.53
1800	145.03	156.80	174.53	158.82	166.30	179.61
2000	142.11	153.51	170.74	155.41	162.76	175.55
2400	137.16	147.94	164.16	149.96	156.80	168.83
2800	133.24	143.51	159.09	145.41	151.74	163.27
3200	129.95	139.69	154.53	141.49	147.68	158.70
3600	126.90	136.41	150.72	138.06	144.01	154.77
4000	124.49	133.50	147.30	135.28	141.09	151.36
4400	122.23	131.10	144.52	132.62	138.18	148.19
4800	120.32	128.82	141.72	130.34	135.78	145.53
5000	119.30	127.80	140.46	129.20	134.64	144.26
5200	118.44	126.79	139.33	128.30	133.50	142.88
5400	117.55	125.77	138.18	127.29	132.48	141.72
5600	116.65	124.88	137.16	126.41	131.48	140.84
5800	116.03	124.00	135.91	125.39	130.58	139.69
6000	115.26	123.11	135.28	124.49	129.69	138.70
6200	115.01	122.86	134.90	124.25	129.44	138.32
6400	114.76	122.61	134.64	124.00	129.06	138.06
6600	114.38	122.23	134.39	123.74	128.82	137.81
6800	114.13	121.97	134.13	123.36	128.56	137.56
7000	113.87	121.71	133.76	123.11	128.30	137.16
7200	113.62	121.48	133.50	122.86	127.92	136.92
7400	113.23	121.09	133.24	122.61	127.67	136.67
7600	112.98	120.83	132.99	122.23	127.42	136.41
7800	112.72	120.57	132.62	121.97	127.16	136.02

# Schedule of Values

Rutherford County 2012

RES-EX-SW

RES EX QUAL 70S RATES

Base Area	Vinyl/ Aluminum
200	73.70
300	72.64
400	66.33
500	67.38
600	64.22
700	63.17
800	61.06
900	60.01
1000	57.90
1100	56.85
1200	55.80
1300	54.75
1400	53.69
1500	52.64

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RES-EX-DW

RES QUAL 70D RATES

Base Area	Vinyl/ Aluminum
400	86.69
500	86.15
600	85.60
700	80.11
800	76.82
900	76.27
1000	73.53
1100	71.33
1200	69.14
1300	66.94
1400	65.84
1500	63.65
1600	62.55
1700	61.45
1800	60.91
1900	59.81
2000	57.06
2100	55.97
2200	54.87
2300	53.77
2400	52.68

# Schedule of Values

Rutherford County 2012

RES-VG-R

Res very good, 1.0 st rates

Base Area	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Face Brk Stone	Concrete Block
1400	110.08	110.32	118.41	123.37	131.84	109.70
1600	107.35	107.47	115.29	120.03	127.98	106.96
1800	104.98	105.10	112.68	117.29	124.87	104.48
2000	102.85	102.99	110.32	114.79	122.02	102.49
2200	100.99	101.13	108.20	112.56	119.53	100.49
2400	99.50	99.63	106.35	110.45	117.29	98.77
2600	98.00	98.15	104.73	108.70	115.29	97.27
2800	96.51	96.65	103.10	107.09	113.44	96.01
3000	95.27	95.39	101.75	105.47	111.80	94.66
3200	94.15	94.28	100.37	104.10	110.32	93.53
3400	93.02	93.16	99.25	102.85	108.84	92.41
3600	92.04	92.18	98.00	101.60	107.47	91.42
3800	91.06	91.30	97.02	100.49	106.35	90.42
4000	90.29	90.42	96.01	99.50	105.10	89.56
4200	89.42	89.56	95.02	98.38	103.97	88.69
4400	88.56	88.69	94.15	97.51	102.99	87.93
4600	87.93	88.06	93.53	96.89	102.24	87.19
4800	87.19	87.31	92.79	96.15	101.60	86.44
5000	86.44	86.56	92.04	95.39	100.87	85.81
5200	85.81	85.94	91.42	94.78	100.25	85.08
5400	85.08	85.20	90.68	94.03	99.50	84.32
5600	84.32	84.58	89.92	93.29	98.77	83.71
5800	83.71	83.84	89.30	92.67	98.15	82.96
6000	82.96	83.09	88.56	91.91	97.39	82.34
	0.00	0.00	0.00	0.00	0.00	0.00

# Schedule of Values

# Rutherford County 2012

RES-VG-H

Res very good, 1.5 st fin rate

Base Area	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Face Brk Stone	Concrete Block
1600	98.46	98.60	104.43	108.05	113.77	97.59
1700	97.23	97.36	103.07	106.43	112.14	96.11
1800	96.11	96.24	101.84	105.19	110.66	95.25
2000	93.99	94.12	99.47	102.70	108.05	93.12
2200	92.13	92.38	97.48	100.58	105.55	91.39
2400	90.51	90.63	95.74	98.60	103.56	89.64
2600	89.14	89.28	93.99	96.98	101.70	88.28
2800	87.65	87.91	92.50	95.25	99.96	86.91
3000	86.41	86.53	91.26	93.88	98.35	85.68
3200	85.30	85.42	89.90	92.63	96.98	84.54
3400	84.19	84.30	88.64	91.39	95.49	83.42
3600	83.18	83.42	87.53	90.27	94.24	82.44
3800	82.31	82.44	86.53	89.14	93.12	81.43
4000	81.43	81.56	85.68	88.15	92.01	80.56
4200	80.56	80.70	84.81	87.15	91.01	79.71
4400	79.82	80.07	83.93	86.17	90.14	79.07
4600	79.20	79.33	83.18	85.42	89.39	78.33
4800	78.45	78.57	82.55	84.81	88.64	77.58
5000	77.83	77.96	81.82	84.05	88.02	76.96
5200	77.09	77.21	81.19	83.42	87.29	76.22
5400	76.34	76.47	80.45	82.68	86.53	75.59
5600	75.73	75.84	79.71	81.94	85.92	74.85
5800	74.97	75.10	79.07	81.32	85.17	74.11
6000	74.23	74.48	78.33	80.56	84.54	73.47
15000	73.61	73.73	77.58	79.82	83.80	72.74

# Schedule of Values

# Rutherford County 2012

RES-VG-H/U

Res very good, 1.5 st unfin

Base Area	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Face Brk Stone	Concrete Block
1600	113.82	113.96	120.71	124.88	131.50	112.81
1700	112.38	112.53	119.14	123.01	129.62	111.08
1800	111.08	111.23	117.69	121.58	127.91	110.08
2000	108.64	108.79	114.96	118.70	124.88	107.64
2200	106.49	106.77	112.67	116.26	122.01	105.63
2400	104.61	104.76	110.66	113.96	119.70	103.62
2600	103.03	103.18	108.64	112.09	117.56	102.04
2800	101.31	101.60	106.92	110.08	115.54	100.45
3000	99.87	100.02	105.48	108.50	113.67	99.02
3200	98.59	98.73	103.90	107.06	112.09	97.72
3400	97.29	97.44	102.46	105.63	110.37	96.43
3600	96.14	96.43	101.17	104.33	108.94	95.28
3800	95.13	95.28	100.02	103.03	107.64	94.13
4000	94.13	94.26	99.02	101.89	106.34	93.12
4200	93.12	93.27	98.00	100.74	105.20	92.12
4400	92.26	92.55	97.01	99.58	104.19	91.40
4600	91.54	91.69	96.14	98.73	103.32	90.54
4800	90.68	90.82	95.43	98.00	102.46	89.68
5000	89.96	90.11	94.56	97.14	101.75	88.95
5200	89.10	89.24	93.84	96.43	100.88	88.09
5400	88.24	88.38	92.98	95.56	100.02	87.37
5600	87.52	87.66	92.12	94.70	99.30	86.51
5800	86.66	86.80	91.40	93.98	98.44	85.64
6000	85.79	86.08	90.54	93.12	97.72	84.93
15000	85.08	85.21	89.68	92.26	96.86	84.06

# Schedule of Values

# Rutherford County 2012

RES-VG-T

Res very good, 2.0 st rates

Base Area	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Face Brk Stone	Concrete Block
1600	101.95	102.08	110.66	116.13	124.95	101.70
1700	100.83	100.97	109.16	114.51	123.71	100.58
1800	99.58	99.72	107.81	113.02	121.72	99.34
2000	97.36	97.48	105.44	110.53	118.73	97.10
2200	95.49	95.74	103.32	108.17	116.25	95.25
2400	93.88	93.99	101.45	106.17	113.89	93.61
2600	92.38	92.50	99.72	104.19	111.90	91.88
2800	90.89	91.01	98.10	102.57	109.91	90.51
3000	89.64	89.77	96.60	100.97	108.30	89.28
3200	88.41	88.52	95.36	99.58	106.68	88.15
3400	87.40	87.53	94.12	98.35	105.19	87.03
3600	86.29	86.41	93.00	97.10	103.82	85.92
3800	85.30	85.42	91.88	95.98	102.57	84.92
4000	84.54	84.68	90.89	94.86	101.45	84.05
4200	83.69	83.80	89.90	93.88	100.34	83.18
4400	82.81	82.93	89.14	92.88	99.23	82.44
4600	82.05	82.19	88.41	92.13	98.46	81.70
4800	81.43	81.56	87.65	91.51	97.73	80.94
5000	80.70	80.82	87.03	90.78	97.10	80.31
5200	80.07	80.20	86.29	90.14	96.36	79.57
5400	79.33	79.45	85.68	89.39	95.74	78.95
5600	78.57	78.71	84.92	88.64	95.00	78.21
5800	77.96	78.08	84.19	88.02	94.24	77.46
6000	77.21	77.34	83.55	87.29	93.61	76.84
15000	76.47	76.71	82.81	86.53	92.88	76.08

# Schedule of Values

# Rutherford County 2012

RES-VG-S

Res very good, bi-level rates

Base Area	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Face Brk Stone	Concrete Block
1600	112.86	115.27	122.61	128.61	138.35	112.72
1700	111.73	114.11	120.80	126.80	136.95	111.46
1800	110.36	112.69	119.42	125.28	134.88	110.08
2000	107.83	110.14	116.76	122.48	131.53	107.56
2200	105.76	108.02	114.38	119.83	128.74	105.48
2400	103.95	106.17	112.45	117.59	126.24	103.66
2600	102.27	104.46	110.48	115.37	124.00	101.70
2800	100.59	102.75	108.68	113.57	121.76	100.19
3000	99.21	101.33	107.01	111.89	119.96	98.78
3200	97.95	100.04	105.61	110.36	118.16	97.67
3400	96.85	98.93	104.23	108.95	116.50	96.42
3600	95.58	97.65	102.97	107.56	114.95	95.17
3800	94.46	96.51	101.70	106.31	113.57	94.06
4000	93.63	95.63	100.59	105.04	112.45	93.08
4200	92.65	94.66	99.47	103.95	111.18	92.24
4400	91.68	93.66	98.66	102.83	109.93	91.28
4600	90.98	92.95	97.95	102.00	109.10	90.43
4800	90.16	92.09	97.25	101.31	108.26	89.72
5000	89.32	91.25	96.42	100.46	107.56	88.89
5200	88.62	90.53	95.58	99.77	106.73	88.06
5400	87.78	89.69	94.89	98.93	106.03	87.37
5600	86.94	88.83	94.06	98.23	105.21	86.52
5800	86.25	88.11	93.22	97.53	104.36	85.71
6000	85.40	87.25	92.52	96.69	103.66	84.99
9999	84.72	86.55	91.68	96.00	102.83	84.30

# Schedule of Values

# Rutherford County 2012

RES-VG-L

Res very good, split lvl rates

Base Area	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Face Brk Stone	Concrete Block
1600	103.10	103.24	111.19	116.17	124.38	102.73
1700	101.98	102.11	109.70	114.79	122.89	101.60
1800	100.75	100.87	108.59	113.30	121.39	100.37
2000	98.62	98.77	106.22	110.96	118.67	98.26
2200	96.89	97.02	104.23	108.70	116.30	96.40
2400	95.17	95.27	102.49	106.71	114.05	94.78
2600	93.78	93.91	100.75	105.10	112.07	93.29
2800	92.41	92.54	99.25	103.36	110.45	91.91
3000	91.06	91.30	97.76	101.98	108.70	90.68
3200	89.92	90.18	96.51	100.62	107.21	89.56
3400	89.06	89.17	95.39	99.38	105.84	88.43
3600	88.06	88.18	94.28	98.26	104.48	87.44
3800	87.06	87.19	93.29	97.14	103.36	86.44
4000	86.19	86.32	92.29	96.01	102.11	85.70
4200	85.31	85.44	91.42	95.02	101.13	84.83
4400	84.69	84.83	90.55	94.15	100.25	84.07
4600	83.96	84.07	89.81	93.53	99.50	83.33
4800	83.20	83.46	89.17	92.79	98.77	82.72
5000	82.59	82.72	88.43	92.04	98.15	81.97
5200	81.84	81.97	87.68	91.42	97.39	81.34
5400	81.23	81.34	87.06	90.68	96.65	80.60
5600	80.47	80.60	86.32	89.92	96.01	79.84
5800	79.73	79.84	85.70	89.30	95.27	79.22
6000	79.10	79.22	84.96	88.56	94.66	78.49
9999	78.36	78.49	84.21	87.93	93.91	77.87

# Schedule of Values

Rutherford County 2012

RES-VG-SW

RES VG QUAL 70S RATES

Base Area	Vinyl/ Aluminum
200	63.17
300	62.12
400	60.01
500	56.85
600	54.75
700	53.69
800	51.59
900	50.53
1000	48.43
1100	47.38
1200	46.32
1300	45.27
1400	44.22
1500	43.16

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RES-VG-DW

RES VG QUAL 70D RATES

Base Area	Vinyl/ Aluminum
400	75.08
500	73.99
600	72.90
700	68.55
800	65.29
900	64.20
1000	62.02
1100	59.85
1200	57.67
1300	56.58
1400	54.40
1500	53.32
1600	52.23
1700	51.14
1800	50.60
1900	49.51
2000	46.79
2100	45.70
2200	45.16
2300	44.61
2400	42.44

# Schedule of Values

# Rutherford County 2012

RES-GD-R

Res good qual, 1.0 st rates

Base Area	Stucco	Siding/ Shingle	Masonry Veneer	Common Face Brk Brick	Concrete Stone	Concrete Block
800	95.40	95.28	105.82	107.30	117.72	96.44
1000	91.57	91.47	101.30	102.79	112.41	92.39
1200	88.57	88.45	97.83	99.10	108.22	89.38
1400	86.16	86.02	94.82	96.21	104.87	86.73
1600	84.17	84.06	92.51	93.76	101.98	84.66
1800	82.32	82.22	90.42	91.57	99.56	82.90
2000	80.83	80.71	88.57	89.74	97.36	81.18
2400	78.17	78.05	85.45	86.49	93.76	78.62
2800	76.09	75.98	82.90	84.06	90.79	76.20
3200	74.23	74.10	80.83	81.86	88.35	74.47
3400	73.42	73.32	79.91	80.83	87.20	73.65
3600	72.74	72.61	78.98	80.03	86.27	72.85
3800	71.93	71.81	78.17	79.09	85.23	72.04
4000	71.34	71.23	77.36	78.28	84.29	71.46
4200	70.53	70.43	76.67	77.58	83.48	70.65
4400	69.73	69.61	75.86	76.77	82.80	69.85
4600	68.91	68.80	75.05	75.98	81.99	69.02
4800	68.22	68.11	74.23	75.16	81.18	68.33
5000	67.41	67.29	73.54	74.47	80.36	67.53
5200	66.61	66.49	72.74	73.65	79.68	66.73
5400	65.79	65.68	71.93	72.85	78.85	65.92
5600	65.11	64.98	71.12	72.04	78.05	65.21
5800	64.30	64.18	70.43	71.34	77.25	64.40
6000	63.48	63.36	69.61	70.31	76.55	63.59
	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00

# Schedule of Values

# Rutherford County 2012

RES-GD-H

Res good qual, 1.5 st fin rate

Base Area	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Face Brk Stone	Concrete Block
1200	79.21	79.09	86.73	87.20	95.97	79.44
1300	78.05	77.93	85.34	85.91	94.35	78.30
1400	77.01	76.89	84.17	84.43	92.86	77.12
1600	75.16	75.05	81.98	82.22	90.19	75.16
1800	73.66	73.54	80.02	80.25	87.99	73.66
2000	72.15	72.04	78.30	78.62	86.02	72.04
2200	70.88	70.75	76.89	77.12	84.17	70.75
2400	69.72	69.61	75.63	75.73	82.57	69.61
2800	67.77	67.65	73.20	73.54	79.91	67.65
3200	66.25	66.15	71.34	71.57	77.70	65.92
3400	65.44	65.34	70.53	70.65	76.67	65.21
3600	64.77	64.63	69.61	69.84	75.73	64.52
3800	64.17	64.06	68.92	69.03	74.82	63.71
4000	63.48	63.37	68.22	68.46	73.89	63.25
4200	62.67	62.56	67.41	67.65	73.07	62.44
4400	61.98	61.85	66.61	66.83	72.38	61.63
4600	61.18	61.05	65.79	66.15	71.57	60.93
4800	60.37	60.25	65.10	65.34	70.75	60.12
5000	59.55	59.43	64.30	64.52	69.95	59.32
5200	58.85	58.75	63.48	63.71	69.27	58.51
5400	58.04	57.93	62.67	63.02	68.46	57.82
5600	57.24	57.12	61.98	62.21	67.65	57.01
5800	56.43	56.31	61.18	61.41	66.83	56.19
6000	55.73	55.62	60.37	60.60	66.15	55.39
9999	54.93	54.81	59.55	59.89	65.34	54.69

# Schedule of Values

# Rutherford County 2012

RES-GD-H/U

Res good qual, 1.5 st unfin

Base Area	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Face Brk Stone	Concrete Block
800	101.64	101.52	112.17	113.66	123.95	102.57
1000	97.59	97.48	107.42	108.92	118.40	98.41
1200	94.47	94.35	103.71	105.11	114.13	95.05
1400	91.82	91.70	100.72	101.98	110.42	92.39
1600	89.61	89.50	98.06	99.44	107.54	90.19
1800	87.77	87.64	95.86	97.12	105.00	88.22
2000	86.15	86.02	94.00	95.28	102.79	86.49
2400	83.37	83.25	90.76	91.93	98.98	83.61
2800	81.18	81.05	88.12	89.26	95.86	81.28
3200	79.21	79.09	85.91	86.95	93.32	79.33
3400	78.30	78.17	84.99	85.91	92.15	78.40
3600	77.58	77.48	83.95	84.99	91.12	77.70
3800	76.67	76.55	83.13	84.06	90.08	76.89
4000	76.09	75.98	82.22	83.25	89.16	76.20
4200	75.27	75.16	81.40	82.44	88.35	75.51
4400	74.59	74.47	80.94	81.76	87.53	74.69
4600	73.78	73.66	79.91	80.94	86.73	73.89
4800	72.96	72.85	79.09	80.14	86.02	73.07
5000	72.15	72.04	78.30	79.33	85.21	72.38
5200	71.46	71.34	77.58	77.25	84.43	71.57
5400	70.65	70.53	76.77	76.55	83.61	70.75
5600	69.84	69.72	75.98	75.73	82.90	69.95
5800	69.03	68.92	75.16	74.92	82.10	69.27
6000	68.33	68.22	74.47	74.13	81.28	68.46
6200	67.53	67.41	73.66	73.42	80.47	67.65

# Schedule of Values

# Rutherford County 2012

RES-GD-T

Res good qual, 2.0 st rates

Base Area	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Face Brk Stone	Concrete Block
1200	82.22	82.10	93.32	94.81	107.18	83.49
1300	81.28	81.18	91.82	93.32	104.76	82.57
1400	79.91	79.78	90.19	91.57	103.03	80.94
1600	77.83	77.70	87.41	88.81	99.56	78.87
1800	75.98	75.85	85.21	86.49	96.55	76.89
2000	74.47	74.35	83.25	84.53	93.90	75.27
2200	73.07	72.96	81.51	82.80	91.70	73.89
2400	71.93	71.81	80.02	81.18	89.61	72.61
2800	69.72	69.61	77.25	78.40	86.15	70.30
3200	67.87	67.77	75.05	76.09	83.25	68.46
3400	67.18	66.95	74.00	75.05	81.98	67.53
3600	66.49	66.36	73.07	74.13	80.83	66.73
3800	65.68	65.56	72.38	73.20	79.68	66.02
4000	64.98	64.88	71.46	72.38	78.62	65.34
4200	64.30	64.17	70.65	71.57	77.83	64.52
4400	63.48	63.37	69.84	70.75	77.01	63.71
4600	62.67	62.56	69.03	69.95	76.20	63.02
4800	61.98	61.85	68.33	69.27	75.51	62.21
5000	61.18	61.05	67.53	68.46	74.69	61.41
5200	60.37	60.25	66.73	67.65	73.89	60.60
5400	59.55	59.43	65.92	66.83	73.07	59.89
5600	58.85	58.75	65.21	66.02	72.38	59.08
5800	58.04	57.93	64.40	65.34	71.57	58.27
6000	57.24	57.12	63.59	64.52	70.75	57.47
9999	56.43	56.31	62.77	63.71	69.95	56.78

# Schedule of Values

# Rutherford County 2012

RES-GD-S

Res good qual, bi-level rates

Base Area	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Face Brk Stone	Concrete Block
1200	91.46	94.07	103.81	105.39	119.18	92.76
1300	90.42	93.00	102.14	103.81	116.58	91.98
1400	88.86	91.40	100.30	101.86	114.61	90.02
1600	86.52	88.96	97.18	98.75	110.71	87.68
1800	84.43	86.83	94.71	96.14	107.34	85.48
2000	82.74	85.09	92.50	93.93	104.47	83.78
2200	81.19	83.48	90.81	92.11	101.99	82.09
2400	79.88	82.15	88.98	90.28	99.66	80.67
2800	77.54	79.74	85.87	87.30	95.76	78.06
3200	75.58	77.73	83.39	84.56	92.50	76.12
3400	74.67	76.78	82.23	83.39	91.20	75.07
3600	73.89	75.97	81.19	82.35	89.90	74.16
3800	72.98	75.05	80.39	81.44	88.59	73.51
4000	72.34	74.38	79.36	80.39	87.44	72.60
4200	71.44	73.43	78.58	79.48	86.52	71.68
4400	70.51	72.48	77.67	78.72	85.60	70.91
4600	69.73	71.69	76.87	77.92	84.70	69.99
4800	68.84	70.74	75.97	77.02	84.30	69.08
5000	67.92	69.82	75.07	76.12	82.99	68.16
5200	67.01	68.88	74.16	75.20	82.09	67.39
5400	66.22	68.07	73.36	74.41	81.19	66.49
5600	65.44	67.26	72.47	73.51	80.39	65.70
5800	64.53	66.35	71.55	72.60	79.48	64.78
6000	63.62	65.38	70.64	71.68	78.72	64.02
6200	62.84	64.59	69.86	70.91	77.92	63.10

# Schedule of Values

# Rutherford County 2012

RES-GD-L

Res good qual, split lvl rates

Base Area	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Face Brk Stone	Concrete Block
1200	85.68	85.57	96.31	97.83	107.07	86.73
1300	84.43	84.29	94.58	96.31	105.11	85.57
1400	83.25	83.13	93.19	94.58	103.15	84.17
1600	81.05	80.94	90.42	91.82	99.79	81.98
1800	79.21	79.09	88.22	89.38	96.90	80.02
2000	77.70	77.58	86.15	87.41	94.47	78.30
2200	76.20	76.09	84.29	85.57	92.28	76.89
2400	75.05	74.92	82.80	83.95	90.30	75.51
2800	72.85	72.74	80.02	81.05	87.06	73.20
3200	71.00	70.88	77.83	78.75	84.17	71.34
3400	70.30	70.18	76.77	77.70	82.90	70.43
3600	69.50	69.38	75.73	76.77	81.86	69.61
3800	68.69	68.57	74.82	75.85	80.71	68.80
4000	67.99	67.87	74.00	74.92	79.78	68.22
4200	67.29	67.18	73.20	74.13	78.98	67.41
4400	66.49	66.36	72.50	73.42	78.17	66.61
4600	65.68	65.56	71.69	72.61	77.36	65.79
4800	64.88	64.77	70.88	71.81	76.67	65.10
5000	64.17	64.06	70.08	71.00	75.85	64.30
5200	63.37	63.25	69.38	70.30	75.05	63.48
5400	62.56	62.44	68.57	69.50	74.23	62.67
5600	61.74	61.63	67.77	68.69	73.54	61.98
5800	61.05	60.93	66.95	67.87	72.74	61.28
6000	60.25	60.12	66.25	67.18	71.93	60.47
	0.00	0.00	0.00	0.00	0.00	0.00

# Schedule of Values

Rutherford County 2012

RES-GD-SW

RES GD QUAL 70S RATES

Base Area	Vinyl/ Aluminum
200	55.23
300	54.17
400	52.05
500	49.92
600	47.80
700	46.74
800	45.67
900	44.61
1000	42.49
1100	41.43
1200	40.36
1300	39.30
1400	38.24
1500	37.18

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RES-GD-DW

RES GD QUAL 70D RATES

Base Area	Vinyl/ Aluminum
400	64.59
500	63.50
600	62.96
700	59.12
800	56.93
900	55.83
1000	52.55
1100	51.46
1200	50.36
1300	48.17
1400	47.08
1500	45.98
1600	44.89
1700	44.34
1800	43.79
1900	42.70
2000	40.51
2100	39.96
2200	39.41
2300	38.32
2400	37.22

# Schedule of Values

Rutherford County 2012

RES-AV-R

Res avg qual, 1.0 st rates

	Base Plywood/ Area Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
600	80.43	81.77	81.88	90.33	94.99	84.97
800	76.16	77.49	77.61	85.08	89.23	80.43
1000	72.95	74.43	74.53	81.29	85.08	77.00
1200	70.64	71.73	71.84	78.22	81.77	74.18
1400	68.54	69.66	69.79	75.77	79.20	72.24
1600	66.97	68.06	68.18	73.82	77.00	70.27
1800	65.38	66.48	66.59	71.99	75.05	68.69
2000	64.15	65.12	65.25	70.39	73.45	67.33
2200	63.05	64.01	64.15	69.03	71.84	66.10
2400	61.95	62.92	63.05	67.94	70.51	65.01
2600	60.96	61.95	62.07	66.83	69.28	63.90
2800	60.24	61.21	61.33	65.73	68.18	63.05
3000	59.49	60.36	60.48	64.77	67.21	62.32
3200	58.76	59.61	59.74	63.90	66.23	61.46
3300	58.39	59.27	59.38	63.53	65.87	60.96
3400	57.90	58.76	58.87	63.05	65.38	60.59
3500	57.54	58.39	58.51	62.68	65.01	60.24
3600	57.17	58.03	58.16	62.32	64.62	59.74
3700	56.81	57.54	57.67	61.82	64.15	59.38
3800	56.31	57.17	57.29	61.46	63.78	59.00
3900	55.94	56.81	56.93	60.96	63.40	58.51
4000	55.45	56.31	56.43	60.59	62.92	58.16

# Schedule of Values

# Rutherford County 2012

RES-AV-H

Res avg qual, 1.5 st fin rate

Base Area	Plywood/ Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
900	68.92	69.66	69.79	75.69	81.22	70.42
1000	67.65	68.41	68.53	74.18	79.32	69.16
1100	66.40	67.02	67.14	72.93	78.32	68.41
1200	65.40	66.27	66.40	71.55	76.57	67.02
1400	63.63	64.39	64.51	69.54	74.18	65.40
1600	62.13	63.01	63.13	67.78	72.17	63.89
1800	60.87	61.63	61.76	66.27	70.42	62.50
2000	59.75	60.50	60.63	64.77	68.92	61.38
2200	58.75	59.49	59.63	63.63	67.65	60.50
2400	57.73	58.62	58.75	62.50	66.40	59.63
2600	56.86	57.73	57.87	61.76	65.27	58.75
2800	56.23	57.11	57.24	60.76	64.28	57.99
3000	55.47	56.35	56.48	60.00	63.39	57.36
3200	54.98	55.61	55.73	59.13	62.50	56.74
3400	54.11	54.85	54.98	58.36	61.76	55.98
3600	53.22	53.97	54.11	57.48	60.87	55.10
3800	52.34	53.09	53.22	56.61	60.00	54.23
4000	51.59	52.22	52.34	55.73	59.13	53.34
4200	50.71	51.46	51.59	54.98	58.36	52.60
4400	49.83	50.59	50.71	54.11	57.48	51.71
4600	48.96	49.71	49.83	53.22	56.61	50.83
4800	48.19	48.83	48.96	52.34	55.73	49.97

RES-AV-H/U

Res avg qual; 1.5 st unfin

Base Area	Plywood/ Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
600	87.84	89.56	89.69	97.95	106.58	91.79
800	83.05	84.51	84.64	92.28	99.06	90.05
1000	79.47	80.82	80.94	87.97	83.05	88.95
1200	76.51	77.87	77.99	84.64	80.08	87.35
1400	74.30	75.53	75.65	81.94	77.75	85.01
1600	72.31	73.42	73.55	79.72	75.78	83.28
1800	70.60	71.83	71.95	77.75	73.92	80.82
2000	69.13	70.24	70.35	76.01	72.70	78.72
2200	67.89	68.87	68.99	74.54	71.21	76.88
2400	66.66	67.76	67.89	73.19	69.98	75.28
2600	65.68	66.66	66.78	71.95	68.99	73.80
2800	64.69	65.68	65.80	70.84	67.89	72.31
3000	63.82	64.69	64.80	69.73	67.15	70.24
3200	62.96	63.94	64.07	68.87	66.29	69.37
3400	62.11	63.08	63.21	68.01	65.42	68.50
3600	61.23	62.22	62.34	67.27	64.57	67.64
3800	60.50	61.35	61.61	66.40	63.82	66.78
4000	59.64	60.62	60.74	65.54	62.96	66.03
4200	58.77	59.76	59.87	64.69	62.11	65.18
4400	57.90	58.88	59.01	63.94	61.23	64.31
4600	57.18	58.04	58.28	63.08	60.50	63.45
4800	56.31	57.29	57.41	62.22	59.64	62.72

# Schedule of Values

# Rutherford County 2012

RES-AV-T

Res avg qual, 2.0 st rates

Base Area	Plywood/ Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
900	71.09	71.83	71.95	82.04	86.74	73.92
1000	69.63	70.24	70.35	79.96	84.40	72.20
1100	68.01	68.75	68.87	78.47	82.92	70.73
1200	66.91	67.50	67.64	76.26	80.45	69.48
1400	64.93	65.29	65.42	73.32	77.24	67.27
1600	63.08	63.45	63.58	70.84	74.54	65.42
1800	61.61	61.85	61.96	68.75	72.20	63.82
2000	60.12	60.50	60.62	66.91	70.24	62.34
2200	58.88	59.14	59.26	65.29	68.50	61.10
2400	57.90	58.04	58.16	63.94	66.91	59.99
2600	56.92	57.18	57.29	62.46	65.54	59.01
2800	56.07	56.17	56.31	61.35	64.31	58.04
3000	55.20	55.31	55.44	60.25	63.08	57.29
3200	54.45	54.59	54.71	59.39	61.96	56.42
3400	53.60	53.84	53.96	58.53	61.10	55.56
3600	52.85	52.98	53.10	57.66	60.25	54.71
3800	52.00	52.12	52.24	56.79	59.50	53.96
4000	51.14	51.25	51.36	56.07	58.64	53.10
4200	50.26	50.52	50.64	55.20	57.78	52.24
4400	49.54	49.66	49.77	54.33	56.92	51.36
4600	48.67	48.79	48.90	53.47	56.17	50.64
20000	47.80	47.92	48.05	52.73	55.31	49.77

# Schedule of Values

# Rutherford County 2012

RES-AV-S

Res avg qual, bi-level rates

Base Area	Plywood/ Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
900	77.57	78.37	80.07	89.54	94.70	80.70
1000	75.94	76.74	78.42	87.22	92.12	78.78
1100	74.30	74.97	76.61	85.61	90.48	77.15
1200	73.07	73.60	75.21	83.14	87.77	75.78
1400	70.76	71.18	72.73	80.01	84.22	73.35
1600	68.71	69.26	70.78	77.30	81.51	71.31
1800	67.22	67.48	68.98	74.97	78.78	69.52
2000	65.72	66.00	67.45	73.07	76.74	68.17
2200	64.36	64.64	66.06	71.18	74.69	66.82
2400	63.27	63.40	64.82	69.66	73.07	65.57
2600	62.18	62.31	63.71	68.29	71.43	64.49
2800	61.09	61.22	62.60	67.09	70.09	63.40
3000	60.13	60.28	61.62	66.13	68.71	62.46
3200	59.46	59.60	60.94	64.77	67.62	61.50
3400	58.51	58.66	59.94	63.82	66.82	60.69
3600	57.57	57.71	58.98	62.87	65.87	59.75
3800	56.61	56.75	58.02	62.04	64.91	58.79
4000	55.78	55.92	57.18	61.09	63.95	57.83
4200	54.98	55.10	56.34	60.13	63.14	57.02
4400	54.01	54.15	55.38	59.19	62.18	56.06
4600	53.06	53.20	54.41	58.37	61.22	55.10
4800	52.26	52.39	53.57	57.41	60.28	54.30

# Schedule of Values

# Rutherford County 2012

RES-AV-L

Res avg qual, split lvl rates

Base Area	Plywood/ Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
900	72.81	73.06	73.19	80.08	85.99	75.16
1000	71.21	71.58	71.70	78.35	83.90	73.32
1100	69.73	70.11	70.24	76.39	81.70	71.83
1200	68.50	68.87	68.99	75.16	80.45	70.60
1400	66.40	66.66	66.78	72.70	77.63	68.26
1600	64.43	64.93	65.04	70.60	75.28	66.29
1800	62.96	63.33	63.45	68.75	73.32	64.57
2000	61.61	61.96	62.11	67.27	71.58	63.08
2200	60.25	60.74	60.86	65.80	69.98	61.85
2400	59.14	59.64	59.76	64.57	68.62	60.62
2600	58.28	58.64	58.77	63.33	67.39	59.64
2800	57.41	57.78	57.90	62.34	66.29	58.64
3000	56.56	56.92	57.18	61.35	65.18	57.66
3200	55.69	56.17	56.31	60.62	64.19	56.92
3400	54.94	55.31	55.44	59.76	63.33	56.17
3600	54.10	54.45	54.59	58.88	62.46	55.31
3800	53.23	53.60	53.84	58.04	61.73	54.45
4000	52.37	52.85	52.98	57.29	60.86	53.60
4200	51.62	52.00	52.12	56.42	59.99	52.85
4400	50.77	51.14	51.25	55.56	59.14	52.00
4600	49.90	50.26	50.52	54.71	58.40	51.14
4800	49.04	49.54	49.66	53.96	57.54	50.26

# Schedule of Values

# Rutherford County 2012

RES-AV-SW

RES AV QUAL 70S RATES

Base Area	Vinyl/Aluminum
200	47.02
300	43.89
400	41.80
500	39.71
600	38.66
700	37.62
800	36.57
900	35.53
1000	34.48
1100	33.44
1200	32.39
1300	31.35
1400	30.30
1500	29.26

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RES-AV-DW

RES AV QUAL 70D RATES

Base Area	Vinyl/Aluminum
400	57.22
500	53.47
600	50.27
700	47.06
800	44.92
900	43.85
1000	42.25
1100	40.64
1200	39.04
1300	37.43
1400	36.90
1500	35.83
1600	35.29
1700	34.76
1800	34.22
1900	33.15
2000	31.55
2100	31.02
2200	29.95
2300	28.88
2400	27.81

# Schedule of Values

# Rutherford County 2012

RES-FR-R

Res fair qual, 1.0 st rates

	Base Plywood/ Area Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
600	69.69	70.95	70.82	76.45	84.73	73.82
800	66.20	67.19	67.07	72.21	79.71	68.95
1000	63.43	64.44	64.31	69.07	75.70	66.81
1200	61.45	62.19	62.07	66.69	72.82	64.57
1400	59.57	60.56	60.45	64.81	70.45	62.81
1600	58.19	58.94	58.81	63.06	68.45	61.07
1800	56.94	57.68	57.57	61.57	66.57	59.80
2000	55.81	56.56	56.44	60.31	65.07	58.56
2200	54.80	55.56	55.44	59.19	63.82	57.57
2400	53.93	54.80	54.68	58.19	62.56	56.56
2500	53.56	54.19	54.05	57.57	61.69	56.06
2600	53.17	53.93	53.80	57.31	61.45	55.81
2700	52.94	53.56	53.43	56.68	60.69	55.31
2800	52.43	53.17	53.05	56.44	60.45	55.06
2900	52.06	52.80	52.68	56.06	59.80	54.68
3000	51.81	52.55	52.43	55.81	59.57	54.30
3100	51.56	52.18	52.06	55.44	59.31	54.05
3200	51.30	51.93	51.81	55.18	56.18	53.80
3300	50.93	51.67	51.56	54.94	55.93	53.56
3400	50.68	51.43	51.30	54.68	55.56	53.17
3500	50.43	51.05	50.93	54.30	55.31	52.94
3600	50.17	50.79	50.68	54.05	55.06	52.68

# Schedule of Values

# Rutherford County 2012

RES-FR-H

Res fair qual, 1.5 st fin rate

Base Area	Plywood/ Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
900	58.75	59.63	59.49	63.01	69.66	61.63
1000	57.73	58.62	58.49	61.76	68.15	60.50
1100	56.74	57.73	57.62	60.76	66.91	59.49
1200	56.12	56.86	56.74	59.87	65.78	58.62
1400	54.60	55.47	55.36	58.24	63.89	56.86
1600	53.46	54.23	54.23	56.86	62.27	55.61
1800	52.34	53.22	53.09	55.61	60.87	54.47
2000	51.59	52.22	52.09	54.60	59.63	53.34
2200	50.83	51.46	51.33	53.72	58.49	52.60
2400	50.08	50.71	50.59	52.97	57.48	51.71
2500	49.71	50.34	50.21	52.34	56.86	51.21
2600	49.46	49.97	49.83	52.09	56.61	50.96
2700	49.21	49.71	49.58	51.84	56.35	50.59
2800	48.83	49.46	49.32	51.62	55.73	50.34
2900	48.58	48.96	48.83	51.21	55.47	49.97
3000	48.33	48.70	48.58	50.83	55.10	49.71
3100	48.07	48.46	48.33	50.59	54.85	49.46
3200	47.70	48.19	48.07	50.34	54.47	49.21
3300	47.45	47.82	47.70	49.97	54.23	48.83
3400	47.20	47.57	47.45	49.71	53.97	48.58
3500	46.94	47.31	47.20	49.46	53.72	48.33
3600	46.57	47.08	46.94	49.21	53.34	48.07

RES-FR-H/U

Res fair qual; 1.5 st unfin

Base Area	Plywood/ Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
600	73.80	75.16	75.02	81.56	90.44	78.35
800	69.73	70.96	70.84	76.76	84.40	73.92
1000	66.78	67.89	67.76	73.32	80.08	70.73
1200	64.43	65.54	65.42	70.60	76.76	68.01
1400	62.72	63.58	63.45	68.38	74.18	66.03
1600	60.99	61.96	61.85	66.40	71.83	64.31
1800	59.64	60.62	60.50	64.69	69.85	62.83
2000	58.53	59.39	59.26	63.33	68.26	61.35
2200	57.41	58.28	58.16	62.11	66.66	60.25
2400	56.42	57.29	57.18	60.99	65.29	59.14
2500	55.81	56.67	56.56	60.25	64.31	58.53
2600	55.56	56.42	56.31	59.99	64.07	58.28
2700	55.07	55.81	55.69	59.39	63.21	57.66
2800	54.71	55.56	55.44	59.01	62.96	57.41
2900	54.33	55.07	54.94	58.77	62.22	56.79
3000	54.10	54.71	54.59	58.28	61.96	56.56
3100	53.84	54.45	54.33	57.90	61.73	56.31
3200	53.47	54.21	54.10	57.66	61.35	56.07
3300	53.23	53.96	53.84	57.41	61.10	55.69
3400	52.98	53.60	53.47	57.18	60.86	55.44
3500	52.73	53.34	53.10	56.79	60.62	55.20
3600	52.37	53.10	52.98	55.20	60.25	54.94

# Schedule of Values

# Rutherford County 2012

RES-FR-T

Res fair qual, 2.0 st rates

Base Area	Plywood/ Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
900	67.35	69.11	68.99	75.21	82.40	72.92
1000	65.99	67.49	67.35	73.33	80.23	71.16
1100	64.64	66.14	65.99	71.69	78.34	69.52
1200	63.56	64.92	64.77	70.20	76.70	68.16
1400	61.68	62.90	62.75	67.49	73.87	65.73
1600	59.90	61.12	60.99	65.45	71.42	63.69
1800	58.41	59.63	59.51	63.56	69.26	62.06
2000	57.20	58.28	58.13	62.06	67.35	60.58
2200	56.13	57.06	56.93	60.58	65.86	59.23
2400	55.02	56.13	55.97	59.35	64.50	58.01
2500	54.49	55.29	55.17	58.55	63.42	57.20
2600	54.21	55.02	54.90	58.28	63.15	56.93
2700	53.66	54.62	54.49	57.46	62.34	56.25
2800	53.41	54.34	54.21	57.20	62.06	55.97
2900	52.86	53.79	53.66	56.49	61.27	55.29
3000	52.58	53.54	53.41	56.25	60.99	55.02
3100	52.31	53.26	53.12	55.97	60.71	54.75
3200	52.04	52.86	52.72	55.70	60.44	54.49
3300	51.62	52.58	52.44	55.29	60.05	54.07
3400	51.36	52.31	52.19	55.02	59.77	53.79
3500	51.08	52.04	51.91	54.75	59.51	53.54
3600	50.84	51.62	51.36	54.49	59.23	53.26

# Schedule of Values

# Rutherford County 2012

RES-FR-S

Res fair qual, bi-level rates

Base Area	Plywood/ Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
900	66.86	68.49	68.35	74.47	81.67	72.16
1000	65.49	66.99	66.86	72.56	79.49	70.54
1100	64.01	65.64	65.49	70.92	77.73	68.77
1200	63.06	64.40	64.27	69.44	75.96	67.54
1400	61.01	62.24	62.09	66.99	73.11	65.09
1600	59.39	60.60	60.48	64.82	70.66	63.19
1800	57.76	58.96	58.83	63.06	68.62	61.42
2000	56.54	57.62	57.48	61.42	66.86	59.93
2200	55.44	56.40	56.25	59.93	65.23	58.57
2400	54.62	55.44	55.32	58.70	63.85	57.34
2500	53.95	54.89	54.76	57.90	62.78	56.54
2600	53.69	54.62	54.49	57.62	62.51	56.25
2700	53.26	54.08	53.95	56.94	61.83	55.71
2800	52.86	53.81	53.69	56.54	61.42	55.32
2900	52.46	53.41	53.26	55.99	60.75	54.89
3000	52.18	52.98	52.86	55.71	60.33	54.62
3100	51.76	52.73	53.95	55.32	60.05	54.22
3200	51.50	52.46	52.32	55.04	59.79	53.95
3300	51.23	52.18	52.04	54.89	59.51	53.69
3400	50.96	51.76	51.64	54.62	59.12	53.41
3500	50.55	51.50	51.37	54.36	58.83	52.98
3600	50.27	51.23	51.10	53.95	58.57	52.73
	0.00	0.00	0.00	0.00	0.00	0.00

# Schedule of Values

Rutherford County 2012

RES-FR-L

Res fair qual, split lvl rates

	Base Plywood/ Area Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
900	61.85	62.46	62.34	67.76	74.30	65.68
1000	60.50	61.23	61.10	66.29	72.45	64.19
1100	59.39	60.12	59.99	65.04	70.96	62.96
1200	58.40	59.14	59.01	63.82	69.63	61.73
1400	56.56	57.41	57.29	61.73	67.27	59.64
1600	55.20	56.07	55.94	59.99	65.18	57.90
1800	53.96	54.71	54.59	58.53	63.45	56.42
2000	52.85	53.60	53.47	57.18	61.96	55.20
2200	51.87	52.73	52.61	56.07	60.62	54.10
2400	50.88	51.75	51.62	54.94	59.50	52.98
2500	50.26	51.25	51.14	54.33	58.64	52.47
2600	50.02	51.02	50.88	54.10	58.40	52.12
2700	49.66	50.64	50.52	53.47	57.66	51.62
2800	49.40	50.26	50.15	53.23	57.41	51.25
2900	48.90	49.90	49.77	52.73	56.67	50.77
3000	48.67	49.66	49.54	52.37	56.42	50.52
3100	48.42	49.40	49.28	52.12	56.17	50.15
3200	48.05	49.04	48.90	51.87	55.81	49.90
3300	47.80	48.79	48.67	51.62	55.56	49.66
3400	47.55	48.55	48.42	51.25	55.31	49.40
3500	47.31	48.29	48.17	51.02	55.07	49.04
3600	46.93	47.92	47.80	50.77	54.71	48.79

# Schedule of Values

Rutherford County 2012

RES-FR-SW

RES FR QUAL 70S RATES

Base Area	Vinyl/ Aluminum
200	41.35
300	38.17
400	37.11
500	34.99
600	33.93
700	32.87
800	31.81
900	30.75
1000	29.69
1100	28.63
1200	27.57
1300	26.50
1400	25.44
1500	24.38

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RES-FR-DW

RES FR QUAL 70D RATES

Base Area	Vinyl/ Aluminum
400	49.09
500	45.89
600	42.69
700	40.55
800	38.42
900	37.89
1000	36.28
1100	35.22
1200	34.15
1300	33.08
1400	32.02
1500	30.95
1600	29.88
1700	29.35
1800	28.81
1900	28.28
2000	27.21
2100	26.68
2200	26.15
2300	25.61
2400	24.55

# Schedule of Values

# Rutherford County 2012

RES-LW-R

Res low qual, 1.0 st rates

Base Area	Plywood/ Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
400	76.52	77.88	77.73	82.16	91.90	79.11
500	72.56	73.93	73.76	78.05	86.56	75.28
600	69.50	70.72	70.58	74.68	82.31	72.25
700	67.07	68.28	66.60	72.09	78.95	69.79
800	65.08	66.15	66.00	69.79	76.06	67.66
1000	61.74	62.64	62.49	66.31	71.49	64.31
1200	59.14	60.05	59.90	63.40	68.13	61.74
1400	57.00	57.91	57.77	61.28	65.23	59.60
1600	55.33	56.08	55.94	59.29	62.95	57.77
1800	53.81	54.56	54.41	57.60	60.97	56.39
1900	53.04	53.81	53.66	56.85	60.21	55.79
2000	52.42	53.20	53.04	56.25	59.14	55.02
2200	51.36	51.98	51.82	55.02	57.60	53.81
2400	50.29	50.91	50.76	53.96	56.25	52.73

# Schedule of Values

# Rutherford County 2012

RES-LW-H

Res low qual, 1.5 st fin rate

Base Area	Plywood/ Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
900	51.82	52.65	52.52	55.55	60.28	54.04
1000	50.56	51.27	51.14	54.18	58.62	52.65
1100	49.45	50.17	50.17	53.07	57.10	51.55
1200	48.49	49.20	49.05	51.96	55.70	50.56
1400	46.68	47.39	47.25	50.17	53.49	48.78
1600	45.31	45.86	45.71	48.49	51.55	47.39
1800	44.06	44.60	44.46	47.25	49.89	46.14
2000	42.96	43.49	43.35	46.14	48.49	45.04
2200	41.99	42.53	42.38	45.04	47.25	44.06
2400	41.14	41.70	41.57	44.21	46.14	43.24
2500	40.73	41.14	41.02	43.63	45.44	42.68
2600	40.46	40.88	40.73	43.35	45.18	42.38
2700	40.03	40.46	40.30	42.82	44.46	41.99
2800	39.76	40.18	40.03	42.53	44.21	41.70
2900	39.36	39.76	39.63	42.12	43.63	41.42
3000	39.07	39.49	39.36	41.85	43.35	41.14
3100	38.79	39.21	39.07	41.57	43.09	40.88
3200	38.51	38.93	38.79	39.90	41.42	40.60
3300	38.11	38.66	38.51	39.63	41.14	40.30
3400	37.82	38.36	38.25	39.36	40.88	40.03
3500	37.69	38.11	37.96	39.07	40.60	39.76
3600	37.40	37.82	37.69	38.79	40.18	39.49

RES-LW-H/U

Res low qual, 1.5 st unfin

Base Area	Plywood/ Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
600	68.31	69.56	69.41	73.43	80.92	71.50
800	63.87	64.99	64.84	68.59	74.82	66.50
1000	60.69	61.66	61.51	65.12	70.38	63.19
1200	58.20	59.03	58.89	62.35	66.93	60.69
1400	56.13	56.95	56.81	60.13	64.15	58.61
1600	54.32	55.15	55.01	58.33	61.80	56.81
1800	52.93	53.62	53.49	56.67	59.86	55.42
2000	51.55	52.24	52.10	55.29	58.20	54.04
2200	50.43	51.14	50.99	54.04	56.67	52.93
2400	49.46	50.02	49.89	52.93	55.29	51.82
2500	48.92	49.46	49.05	52.37	54.59	51.40
2600	48.49	49.05	48.63	51.96	54.18	50.99
2700	47.94	48.49	48.36	51.55	53.49	50.57
2800	47.66	48.22	48.08	51.14	53.07	50.17
2900	47.25	47.81	47.53	50.57	52.52	49.74
3000	46.97	47.39	47.25	50.30	52.10	49.33
3100	46.69	47.11	46.83	49.89	51.68	48.92
3200	46.42	46.83	46.56	49.59	51.40	48.63
3300	46.14	46.56	46.29	49.33	51.14	48.36
3400	45.86	46.29	46.00	49.05	50.85	48.08
3500	45.59	46.00	45.72	48.78	50.57	47.81
3600	45.31	45.72	45.44	48.49	50.30	47.39

# Schedule of Values

Rutherford County 2012

RES-LW-T

Res low qual, 2.0 st rates

	Base Plywood/ Area Hardbord	Stucco	Siding/ Shingle	Masonry Veneer	Common Brick	Concrete Block
800	57.10	58.47	58.33	61.80	68.31	58.61
900	55.55	56.81	56.67	59.86	66.23	56.95
1000	54.18	55.42	55.29	58.33	64.57	55.42
1200	51.96	53.07	52.93	55.70	61.66	53.07
1400	50.02	51.14	50.99	53.49	59.30	51.14
1600	48.49	49.46	49.33	51.68	57.36	49.46
1800	47.25	48.08	48.08	50.17	55.70	48.08
2000	46.00	46.83	46.69	48.78	54.18	46.83
2200	45.04	45.86	45.72	47.66	52.93	45.86
2400	44.06	44.89	44.75	46.56	51.82	44.89
2500	43.50	44.47	44.34	46.00	50.99	44.47
2600	43.24	44.06	43.93	45.59	50.71	44.06
2700	42.96	43.65	43.50	45.04	50.43	43.65
2800	42.53	43.24	43.09	44.75	49.89	43.24
3000	41.85	42.53	42.39	43.93	48.92	42.82
3200	41.57	42.27	42.12	43.65	48.63	42.53
3400	41.29	41.85	41.70	43.37	48.22	42.27
3600	40.88	41.57	41.43	43.09	47.81	41.99

# Schedule of Values

Rutherford County 2012

RES-LW-SW

RES LW QUAL 70S RATES

Base Area	Vinyl/Aluminum
200	36.82
300	34.65
400	32.49
500	31.40
600	30.32
700	29.24
800	28.16
900	27.07
1000	25.99
1100	24.91
1200	23.82
1300	22.74
1400	21.66
1500	20.58

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RES-LW-DW

RES LW QUAL 70D RATES

Base Area	Vinyl/Aluminum
400	43.20
500	41.04
600	37.80
700	35.64
800	33.48
900	32.40
1000	31.32
1100	30.24
1200	29.16
1300	28.08
1400	27.00
1500	26.46
1600	25.92
1700	25.38
1800	24.84
1900	24.30
2000	23.22
2100	22.68
2200	22.14
2300	21.60
2400	20.52

# Schedule of Values

# Rutherford County 2012

RES-AD

Residential addition rates

Section type	Low Quality	Fair Quality	Average Quality	Good Quality	VeryGood Quality	Excellnt Quality
BAE BALCONY EXT.	15.55	17.20	18.95	23.48	26.27	33.17
BENC ENC.BRICK CP/GA	26.47	31.11	35.84	49.13	57.58	64.89
BGA BR.GAR.W/ATTIC	29.87	34.20	39.55	49.85	57.78	61.18
BKA BRICK ADDITION	45.32	60.05	70.25	88.37	98.57	129.47
FENC ENC.FR.CP/GAR	25.24	28.74	32.96	44.81	53.25	59.53
FGA FR.GAR.W/ATTIC	28.94	33.27	37.90	47.79	55.21	58.61
FRA FRAME ADDITION	43.05	55.52	63.45	79.31	90.64	124.63
FRM FLORIDA ROOM	33.17	43.36	50.99	63.76	79.00	101.97
GBI GARAGE BUILT-IN	14.94	17.72	19.98	24.41	32.24	36.98
GBM BSMT.GAR.FIN	15.45	17.00	18.33	21.53	23.48	26.06
GRBU GAR.BRICK UNFIN	13.60	16.17	18.64	25.54	31.11	35.95
GRFU GAR.FRAME UNFIN	12.88	15.45	17.10	23.79	28.94	33.68
LTS LEAN-TO SHED	3.40	3.40	3.40	3.40	3.40	3.40
PAT PATIO	7.73	8.65	9.58	10.61	11.54	12.57
RCB REC ROOM BRICK	43.26	57.99	68.19	86.31	96.51	130.50
RCC REC ROOM CONC B	42.54	55.52	64.38	81.27	92.60	126.48
RCF REC ROOM FRAME	40.99	53.46	61.39	77.25	88.58	122.57
SOL SOLAR ROOM	33.17	43.36	50.99	63.76	79.00	101.97
STG STORAGE	18.54	19.57	21.63	27.81	28.84	29.87
UTB STORAGE BRICK	8.24	10.30	11.95	16.48	18.54	20.60
UTF STORAGE FRAME	3.71	6.08	8.14	13.39	14.42	16.48
UTC STORAGE CONCRET	7.42	9.79	10.61	14.42	16.48	18.54
WKB WORKSHOP BRICK	8.65	11.33	14.21	17.20	22.87	28.53
WKF WORKSHOP FRAME	5.67	6.80	8.14	11.74	13.60	17.00
CS CONCRETE SLAB	3.40	4.12	4.12	4.12	4.43	4.94
PEC pool enclosure	10.30	15.45	20.60	25.75	30.90	36.05
STP STOOP	6.49	8.55	10.20	12.77	16.17	18.54
STF STORAGE FRAME	18.54	19.57	21.63	27.81	28.84	29.87
AGH ATTCH.GREENHSE	12.36	15.45	20.60	25.75	27.81	29.87
CPA CARPORT W/ATTIC	19.26	21.42	25.65	32.45	34.40	47.90
RMP RAMP	8.24	9.27	10.30	11.33	13.39	14.42
GZB GAZEBO	15.45	18.54	21.63	24.72	27.81	31.93
CAW CANOPY WOOD	6.49	8.55	10.20	12.77	16.17	18.54
BAY BAY AREA	51.50	58.71	64.89	81.37	92.70	131.84
OAT OFFICE ATTACHED	41.20	53.56	61.80	78.28	89.61	123.60
RSB RAISED SLAB	6.28	8.55	10.20	12.77	16.17	18.54
CPM CARPORT METAL	1.96	1.96	1.96	1.96	1.96	1.96
CBA CEMENT BLOCK AD	52.53	61.80	66.95	82.40	93.73	133.90
MFHG MANUF/HOUSING	23.69	27.81	30.90	41.20	46.35	54.59
ADN ADDITION TO M/H	23.69	27.81	30.90	41.20	46.35	54.59
GML GARAGE APT FIN	46.35	52.84	60.67	75.81	86.21	104.24
GML2 GARAGE APT FIN	52.53	60.15	68.80	86.62	98.67	120.00
LAD LOG ADDITION	45.32	60.05	70.25	88.37	98.57	129.47
LGA LG GAR W/ATTIC	30.00	34.50	39.90	49.90	58.00	60.50
GAF GARAGE W/ATT FR	26.28	30.71	34.53	45.78	52.71	66.71

# Schedule of Values

Rutherford County 2012

RES-GRADE

Residential grade factors

Grade	Factor
EX+	1.05
EX-	0.95
VG+	1.05
VG-	0.95
GD+	1.05
GD-	0.95
AV+	1.05
AV-	0.95
FR+	1.05
FR-	0.95
LW+	1.05
LW-	0.95
EX	1.00
VG	1.00
GD	1.00
AV	1.00
FR	1.00
LW	1.00
-10	0.90
+10	1.10
-5	0.95
+15	1.15
+5	1.05
EX+20	1.20
EX+25	1.25
EX+30	1.30
EX+35	1.35
EX+40	1.40
EX+45	1.45
EX+50	1.50
EX+55	1.55
EX+60	1.60
EX+65	1.65
EX+70	1.70
EX+75	1.75
EX+80	1.80
EX+85	1.85
EX+90	1.90
EX+95	1.95
2EX+	2.00
2EX+25	2.25
2EX+50	2.50
2EX+75	2.75
3EX+	3.00
3EX+25	3.25
3EX+50	3.50
3EX+75	3.75
4EX+	4.00
4EX+25	4.25
4EX+50	4.50

# Schedule of Values

Rutherford County 2012

RES-GRADE

Residential grade factors

(cont'd.)

Grade	Factor
4EX+75	4.75
5EX+	5.00
5EX+25	5.25
5EX+50	5.50
5EX+75	5.75
6EX+	6.00
6EX+25	6.25
6EX+50	6.50
6EX+75	6.75
7EX+	7.00
7EX+25	7.25
7EX+50	7.50
7EX+75	7.75
8EX+	8.00
8EX+25	8.25
8EX+50	8.50
8EX+75	8.75
9EX+	9.00
9EX+25	9.25
9EX+50	9.50
9EX+75	9.75

# Schedule of Values

Rutherford County 2012

RES-PLUMB Residential plumbing rates

Low quality base fixture	
Fair quality base fixture	6
Average quality base fixt	8
Good quality base fixture	10
Very Good quality base fi	14
Excellent quality base fi	17

Quality	Amount / Fixture
LW LOW	603
FR FAIR	736
AV AVERAGE	915
GD GOOD	1395
VG VERY GOOD	1752
EX EXCELLENT	2232

RES-HEAT Residential heating rates

Heating code	Low Quality	Fair Quality	Average Quality	Good Quality	VeryGood Quality	ExcelInt Quality
1 NONE	-1.55	-1.75	-2.16	-2.47	-2.78	-3.09
2 FORCED AIR O/G	1.96	2.37	2.99	3.61	4.12	4.53
3 STEAM/HOT WATER	3.09	3.50	3.91	4.43	4.74	5.05
5 ELECTRIC BASEBO	1.75	2.16	2.58	3.09	3.50	3.81
6 HEAT PUMP	1.75	2.16	2.58	3.09	3.50	3.81
7 UNIT	0.93	1.03	1.13	1.24	1.34	1.34
8 HEAT & VENT	1.24	1.24	1.24	1.24	1.24	1.24
9 FLOOR/WALL FURN	1.03	1.24	1.34	1.55	1.65	1.75
10 HEAT PUMP GEOTH	2.27	2.78	3.40	4.02	4.43	4.84
11 THRU-WALL H/AC	0.82	1.03	1.29	1.55	1.85	2.06

RES-SUBFLOOR Residential subfloor rates

Flooring Structure	LW Quality	Fair Quality	Average Quality	Good Quality	VeryGood Quality	ExcelInt Quality
2 CONCRETE SLAB	-1.71	-1.93	-2.14	-3.10	-3.53	-4.28
1 WOOD FRAME	0.00	0.00	0.00	0.00	0.00	0.00

# Schedule of Values

# Rutherford County 2012

## RES-AC Res air conditioning rates

Low quality allowance	0.00
Fair quality allowance	0.00
Average quality allowance	0.00
Good quality allowance	0.00
Very Good quality allow	0.00
Excellent quality allow	0.00

Air Cond.	Low Quality	Fair Quality	Average Quality	Good Quality	VeryGood Quality	Excellnt Quality
0 NO AIR CONDITIO	0.00	0.00	0.00	0.00	0.00	0.00
1 HEAT PUMP	1.75	2.16	2.58	3.09	3.50	3.81
2 PKG HEAT/COOLIN	1.85	1.96	2.06	2.16	2.27	2.47
3 REFRIGERATED	1.85	1.96	2.06	2.16	2.27	2.47
4 CHILLED WATER	0.00	0.00	0.00	0.00	0.00	0.00
5 ZONED AIR	0.00	0.00	0.00	0.00	0.00	0.00
6 COOLING W/DUCTS	1.65	1.75	1.85	1.96	2.06	2.27
11 HEAT PUMP GEOTH	2.27	2.78	3.40	4.02	4.43	4.84
9 THRU-WALL H/AC	0.82	1.03	1.29	1.55	1.85	2.06

## RES-FOUND Residential foundation rates

Foundation Code	Low Quality	Fair Quality	Average Quality	Good Quality	VeryGood Quality	Excellnt Quality
1 CONCRETE	0.00	0.00	0.00	0.00	0.00	0.00
2 PIERS	-1.70	-1.90	-2.00	0.00	0.00	0.00
3 STONE	0.00	0.00	0.00	0.00	0.00	0.00
4 BLOCK/BRICK	0.00	0.00	0.00	0.00	0.00	0.00
5 VINYL/METAL	0.00	0.00	0.00	0.00	0.00	0.00
6 REINFORCED CONC	0.00	0.00	0.00	0.00	0.00	0.00

## RES-ARCH Architectural style factors

Architect'rl Style	Factor
R ONE STORY	1.00
S TWO STORY BI-LEVEL	1.00
T TWO OR MORE STORIES	1.00
H ONE AND A HALF STORY	1.00
L SPLIT LEVEL	1.00
H/U 1 1/2 STORY UNFINISH	1.00

# Schedule of Values

# Rutherford County 2012

## RES-FEAT

### Residential feature rates

Feature type	Low Quality	Fair Quality	Average Quality	Good Quality	VeryGood Quality	Excellnt Quality
KC KITCHENS	2546.60	2889.00	3242.10	4066.00	4590.30	5114.60
WPS WHIRLPOOL SPA	4922.00	6013.40	7104.80	8132.00	8667.00	9287.60
HTB HOT TUB/SPA	3081.60	3916.20	4750.80	5564.00	5992.00	6420.00
BSP BSMNT/POOR QLT.	5.89	6.42	7.06	8.24	9.42	10.59
SFB SEMI-FIN BSMNT	4.28	4.82	5.35	7.49	8.03	8.56
REV RESIDENTIAL ELE	12840.00	12840.00	12840.00	16050.00	16050.00	16050.00
GEN GENERATOR	2140.00	3210.00	4280.00	5350.00	6420.00	6420.00

## RES-FLOOR

### Res floor covering rates

Low quality allowance/sf	2.15
Fair quality allowance/sf	2.70
Average quality allowance	3.80
Good quality allowance/sf	6.95
Very Good quality allowan	9.70
Excellent quality allowan	13.65

Floor Cover	Low QUALITY	Fair Quality	Average Quality	Good Quality	VeryGood Quality	Excellnt Quality
1 TILE ASPHALT	1.79	1.90	2.01	2.46	2.80	3.13
2 CARPET	1.68	2.12	2.80	4.70	6.16	8.28
3 HARDWOOD	6.60	7.60	8.84	11.85	13.87	16.55
4 LINOLEUM	2.80	3.13	3.47	4.36	4.81	5.48
5 SLATE	12.08	13.31	14.54	17.78	19.80	22.37
6 SOFTWOOD	5.25	5.82	6.37	7.83	8.72	9.95
7 TERRAZZO	8.61	9.73	10.85	13.87	15.77	18.12
8 TILE CERAMIC	8.50	9.62	10.96	14.20	16.44	19.13
9 PARQUET	7.38	8.72	10.41	14.77	17.78	21.70
10 VINYL	1.68	1.90	2.24	2.80	3.24	3.81
11 CONCRETE	0.00	0.00	0.00	0.00	0.00	0.00
12 STONE	10.96	11.97	13.20	16.00	17.78	20.13
13 NO FLOOR COVERI	0.00	0.00	0.00	0.00	0.00	0.00

# Schedule of Values

# Rutherford County 2012

## RES-ROOF

### Residential roof cover rates

Roof Cover Material	Low Quality	Fair Quality	Average Quality	Good Quality	VeryGood Quality	Excellnt Quality
A ASPHALT/FIBERGL	0.00	0.00	0.00	-1.30	-1.40	-1.50
AB ASBESTOS	0.00	0.00	0.00	-2.00	-2.70	-3.70
B BUILT UP/COMPOS	0.00	0.00	0.00	-1.20	-1.50	-6.00
G TAR & GRAVEL	0.00	0.00	0.00	-1.20	-1.50	-6.00
M METAL CORR/5-V	0.00	0.00	0.00	-1.60	-2.80	-3.80
R ROLL	-0.60	-0.70	-0.80	-2.20	-2.20	-2.20
S SLATE	4.10	4.70	5.30	5.60	6.30	6.60
T CLAY TILE/SLATE	4.10	4.70	5.30	5.60	6.30	6.60
W WOOD/FIBERGLASS	1.25	1.30	1.35	0.20	0.20	-7.40
MTL METAL	2.70	3.15	3.15	3.65	3.85	4.00

## RES-FIRE

### Residential fireplace rates

Quality	Stack RATE	Opening RATE
LW LOW	2154	900
FR FAIR	2596	1100
AV AVERAGE	3127	1400
GD GOOD	4573	2300
VG VERY GOOD	5605	3000
EX EXCELLENT	6962	4000

# Schedule of Values

# Rutherford County 2012

RES-BSMTF

Res finished basement rates

Basemen Area	Low Quality	Fa Quality	Averag Quality	Goo Quality	Very Goo Quality	Excellen Quality
200	22.74	25.01	26.84	29.64	32.30	39.80
400	19.95	21.94	23.40	26.22	29.64	36.38
600	19.15	21.03	21.97	25.36	28.69	35.24
800	17.56	19.37	20.66	24.41	27.64	34.67
1000	17.29	19.11	20.31	24.03	27.36	34.01
1200	16.23	18.86	20.07	23.65	26.79	33.34
1600	16.09	17.57	19.71	23.18	26.31	32.87
2000	15.83	16.93	19.00	22.99	26.12	32.58
2200	15.56	16.67	18.89	22.89	25.93	32.49
2400	15.29	16.42	18.76	22.80	25.84	32.30
2600	15.03	16.16	18.52	22.61	25.74	32.01
3200	14.76	15.90	18.17	22.42	25.55	31.92
9999	14.76	15.90	18.17	22.42	25.55	31.92

RES-BSMTU

Res unfinished basement rates

Basement Area	LOW Quality	Fair Quality	Average Quality	Good Quality	Very Good Quality	Excellent Quality
200	23.22	25.39	27.96	34.37	37.58	39.50
400	17.95	19.49	21.29	25.78	28.86	30.66
600	15.78	17.06	19.24	23.22	25.91	28.21
800	14.62	15.78	17.19	20.65	22.96	25.01
1000	13.59	14.88	16.29	19.49	21.55	23.73
1200	12.96	14.11	15.27	18.21	20.40	22.70
1600	12.19	13.21	14.24	17.06	20.14	21.03
2000	11.42	12.96	13.85	16.55	19.75	20.40
2200	10.65	12.19	13.59	16.16	19.37	19.88
2400	9.88	11.42	13.34	15.90	18.86	19.49
2600	9.11	10.65	12.82	15.52	18.47	18.86
3200	9.11	10.65	12.82	15.52	17.95	18.34
99999	9.11	10.65	12.82	15.52	17.95	18.34

# Schedule of Values

Rutherford County 2012

RES-RSB

RAISED SLAB

Area	Low	Fair	Average	Good	Very Good	Excellent
25	4.10	4.40	4.80	5.70	6.20	6.90
50	3.70	4.00	4.40	5.20	5.70	6.40
100	3.60	3.80	4.20	4.90	5.40	6.00
300	3.30	3.60	3.90	4.60	5.10	5.70
999	3.30	3.60	3.90	4.60	5.10	5.70

RES-WDK

Residential Wood Deck rates

Area	LOW	Fair	Average	Good	Very Good	Excellent
25	20.20	22.46	24.83	30.54	33.74	37.43
50	17.82	19.96	22.22	27.68	30.89	34.58
100	12.48	13.90	15.44	19.25	21.51	24.00
300	7.13	8.08	9.15	11.77	13.31	15.09
99999	7.13	8.08	9.15	11.77	13.31	15.09

RES-TER

Residential Terrace rates

Area	Low	Fair	Average	Good	Very Good	Excellent
25	7.40	9.90	11.70	15.60	17.60	20.00
50	6.20	8.00	9.50	12.80	14.10	16.20
100	4.70	6.10	7.20	9.50	10.70	11.90
300	3.60	4.00	4.60	6.00	6.70	7.50
99999	3.60	4.00	4.60	6.00	6.70	7.50

RES-EGP

enclosed glass porch

Area	Low	Fair	Average	Good	Very Good	Excellent
25	73.49	79.13	85.44	99.97	109.85	128.94
50	53.34	57.66	62.53	74.40	82.08	98.77
100	42.39	46.03	50.25	61.13	67.93	83.29
300	28.55	31.21	34.20	42.47	47.51	60.58
99999	28.55	31.21	34.20	42.47	47.51	60.58

# Schedule of Values

# Rutherford County 2012

RES-EBP

Enclosed masonry porch rates

Area	Low	Fair	Average	Good	Very Good	Excellent
25	51.24	57.00	63.85	80.44	91.86	113.03
50	38.51	42.94	48.15	61.45	67.05	88.12
100	31.21	35.08	39.51	51.35	58.93	75.40
300	22.36	25.01	28.23	37.09	42.47	56.19
9999	22.36	25.01	28.23	37.09	42.47	56.19

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RES-EFP

Enclosed frame porch rates

Area	Low	Fair	Average	Good	Very Good	Excellent
25	46.53	52.79	59.26	73.34	82.26	95.10
50	35.23	37.75	45.87	56.91	63.66	74.54
100	29.19	32.26	38.19	47.88	49.40	64.09
300	21.18	24.47	27.11	34.82	39.06	47.66
99999	21.18	24.47	27.11	34.82	39.06	47.66

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RES-TSP

Residential 2 St Porch rates

Area	Low	Fair	Average	Good	Very Good	Excellent
25	34.94	37.43	40.85	48.62	53.29	69.25
50	28.92	31.52	34.63	43.03	47.59	63.14
100	24.88	27.26	30.37	39.29	43.96	59.72
300	20.43	22.50	24.99	33.07	37.54	52.88
99999	20.43	22.50	24.99	33.07	37.54	52.88

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RES-OBP

Open masonry porch rates

Area	Low	Fair	Average	Good	Very Good	Excellent
25	25.01	26.89	29.30	34.85	38.61	49.60
50	20.82	22.60	24.80	30.66	34.21	45.21
100	17.79	19.67	21.76	28.04	31.60	42.69
300	14.65	16.22	18.00	23.75	26.89	37.35
999999	14.65	16.22	18.00	23.75	26.89	37.35

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# Schedule of Values

Rutherford County 2012

RES-OFP

Open frame porch rates

Area	LOW	Fair	Average	Good	Very Good	Excelnt Good
25	23.02	24.69	26.89	31.81	34.95	45.10
50	18.52	21.97	22.70	28.46	30.97	41.13
100	16.43	19.15	20.09	26.05	28.88	39.03
300	13.50	15.80	16.64	22.08	24.49	34.43
99999	13.50	15.80	16.64	22.08	24.49	34.43

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RES-FSP

FULL SCR-N-PORCH

Area	Low	Fair	Average	Good	Very Good	Excelnt Good
25	35.98	39.40	43.55	53.40	60.13	74.76
50	28.10	30.89	34.21	42.92	48.42	61.90
100	23.22	25.81	28.82	37.22	42.30	55.16
300	17.63	19.59	21.88	28.72	32.76	44.17
99999	17.63	19.59	21.88	28.72	32.76	44.17

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RES-HSP

HALF-SCR-N/PORCH

Area	Low	Fair	Average	Good	Very Good	Excelnt Good
25	43.33	47.48	52.69	66.07	73.40	90.61
50	33.14	36.33	40.58	51.83	57.57	72.77
100	27.30	30.06	33.77	43.97	49.28	63.73
300	19.97	22.20	24.85	32.93	36.86	49.50
99999	19.97	22.20	24.85	32.93	36.86	49.50

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RES-CAN

Canopy

Area	Low	Fair	Average	Good	Very Good	Excelnt Good
99999	4.04	6.26	7.17	8.38	9.19	13.64

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RES-CP

Carport

Area	Low	Fair	Average	Good	Very Good	Excelnt Good
200	9.68	11.23	13.60	18.64	21.53	27.81
400	8.86	10.71	12.88	17.41	19.98	25.75
600	7.93	10.09	11.74	16.17	18.44	23.69
9999	7.93	10.09	11.74	16.17	18.44	23.69

# Schedule of Values

Rutherford County 2012

RES-CPT

Carport

Area	Low	Fair	Average	Good	Very Good	Excellent
200	7.45	8.16	8.98	12.14	13.77	20.50
400	7.14	7.75	8.57	11.53	13.16	19.48
600	6.73	7.34	8.06	10.91	12.44	18.46
9999	6.73	7.34	8.06	10.91	12.44	18.46

RES-GRB

Masonry brick garage

Area	Low	Fair	Average	Good	Very Good	Excellent
200	24.07	27.44	33.66	45.78	55.18	60.96
400	19.38	21.73	25.91	34.76	40.75	47.38
600	17.44	20.60	22.64	30.77	36.26	40.32
800	16.73	19.69	21.22	29.30	33.75	38.19
1000	16.22	18.97	19.89	27.62	31.87	34.55
99999	16.22	18.97	19.89	27.62	31.87	34.55

RES-GRC

Concrete block garage

Area	Low	Fair	Average	Good	Very Good	Excellent
200	21.85	23.08	28.11	40.13	49.64	55.49
400	17.65	19.19	22.89	31.35	37.83	42.84
600	16.01	18.36	20.38	28.01	33.96	37.52
800	15.39	17.75	19.54	26.54	31.77	35.74
1000	14.98	17.23	18.18	25.18	29.99	32.39
99999	14.98	17.23	18.18	25.18	29.99	32.39

RES-GRF

Frame garage rates

Area	Low	Fair	Average	Good	Very Good	Excellent
200	20.65	23.78	27.55	38.80	46.73	52.97
400	16.81	19.90	22.63	30.66	36.69	42.19
600	15.46	18.64	20.12	27.81	33.20	36.69
800	14.95	17.39	19.07	26.11	31.20	35.21
1000	14.33	16.55	18.02	24.74	29.50	32.25
99999	14.33	16.55	18.02	24.74	29.50	32.25

# Schedule of Values

# Rutherford County 2012

MI-RATE

Misc Improvements rates

Building use	Low Quality	Fair Quality	Average Quality	Good Quality	VeryGood Quality	Excellnt Quality
APH ASPHALT PAVING	1.96	1.96	1.96	1.96	1.96	1.96
BCT BASKETBALL COUR	3.30	3.30	3.30	3.30	3.30	3.30
BFS FERTILIZER STOR	21.63	21.63	21.63	21.63	21.63	21.63
BFP FRUIT PACKING B	19.06	19.06	19.06	19.06	19.06	19.06
BLS LUMBER STORAGE	8.55	10.71	12.88	15.04	17.20	19.36
BOA BOAT HOUSE ENCL	15.45	17.51	21.63	28.84	35.02	42.23
BOS BOAT HOUSE SHEL	9.27	11.33	13.39	19.57	26.78	31.93
BRN BARN STOCK W/ L	12.46	16.58	20.70	24.62	24.62	24.62
BRS BARN STORAGE UN	11.54	13.91	15.35	19.88	19.88	19.88
BST SILO BIN TANKS	3.91	3.91	3.91	3.91	3.91	3.91
BWS BLEACHERS WOOD	14.73	14.73	14.73	17.10	17.10	17.10
CAN CANOPY METAL	4.22	7.73	10.09	12.46	13.91	15.35
CANC COMMERCIAL CANO	17.20	18.64	20.09	23.69	25.54	27.50
CAS CANOPY SERVICE	14.94	17.00	19.06	24.21	27.50	30.90
CAW CANOPY WOOD	6.28	8.55	10.71	12.36	13.60	15.14
CBH BATH HOUSE COM	43.16	52.63	62.11	87.96	87.96	87.96
CBB BLEACHERS CONC	57.68	61.70	64.07	65.61	67.16	70.35
CGH GREENHOUSE COM	2.99	4.33	6.39	13.80	16.79	20.29
CPL POOL COMM	48.93	52.32	55.72	57.99	60.26	62.52
CPT CAR PORT OPEN	7.21	8.24	9.27	11.33	13.39	19.57
CP CAR PORT	8.86	11.12	13.70	17.00	20.19	25.75
CS CONCRETE SLAB	3.40	4.12	4.12	4.12	4.43	4.94
CSB BOOTH CASHIERS	92.70	103.00	113.30	123.60	123.60	123.60
DLT LIGHTING-SEC DB	2029.10	2235.10	2441.10	2904.60	3368.10	3831.60
DOC DOCK LOADING	8.86	9.79	10.71	15.97	15.97	15.97
ELG ELEVATOR GRAIN	5.36	5.36	5.36	5.36	5.36	5.36
FEN4 FENCE-4 'HI	11.33	11.33	11.33	11.33	11.33	11.33
FEN6 FENCING-6FT-HI	14.94	14.94	14.94	14.94	14.94	14.94
FEN8 FENCE 8 FT W/BW	18.85	18.85	18.85	18.85	18.85	18.85
FE10 FENCE 10` HI	22.35	22.35	22.35	22.35	22.35	22.35
FLD FIELD HOUSE	80.03	80.03	80.03	80.03	80.03	80.03
FLO FLOAT	4.64	5.67	7.73	12.88	12.88	12.88
GAB GARAGE W/ATT BR	35.02	39.14	45.63	59.53	67.05	79.93
GAF GARAGE W/ATT FR	31.93	36.67	41.51	53.25	61.18	74.78
GOL GOLF COURSE IMP	48500.00	60500.00	79500.00	01000.00	26000.00	55000.00
GRA GRAIN BIN MTL	1.65	1.65	1.65	1.65	1.65	1.65
GRB GARAGE BRICK	23.90	26.68	31.31	42.33	47.48	57.68
GRC GARAGE CONCRETE	22.45	24.72	27.71	38.32	44.60	54.38
GRF GARAGE FRAME	20.70	24.21	27.19	36.05	41.51	52.53
HST TANKS HORIZONTAL	0.67	0.67	0.67	0.67	0.67	0.67
LTS LEAN-TO SHED	3.40	3.40	3.40	3.40	3.40	3.40
MPA MILK PARLOR	26.68	26.68	26.68	26.68	26.68	26.68
PAV CONCRETE PAVING	3.61	3.61	3.61	3.61	3.61	3.61
PIE PIER	8.24	9.27	10.30	14.42	15.45	17.51
POL RES-SWIM-POOL	19.57	21.63	23.69	35.02	45.32	55.62
PTO PATIO	7.73	8.65	9.58	10.61	11.54	12.57
PTY POULTRY HOUSES	3.71	5.87	6.49	7.11	7.73	8.45
QLT LIGHTING-SEC QU	3162.10	3471.10	3780.10	4449.60	5788.60	6458.10
QUO QUONSET BUILDIN	9.99	11.64	13.29	18.75	19.26	19.57

# Schedule of Values

# Rutherford County 2012

MI-RATE Building use	Misc Improvements rates (cont'd.)					
	Low Quality	Fair Quality	Average Quality	Good Quality	VeryGood Quality	Excellnt Quality
R/R RAILROAD SPUR	53.56	53.56	66.95	66.95	66.95	66.95
RBH RESTROOM/BATHHO	24.51	45.32	64.38	90.02	108.77	127.62
RGH GREENHOUSE RESI	6.18	10.30	14.42	28.84	35.02	41.20
RSV RESERVOIR CONCR	0.31	0.31	0.31	0.31	0.31	0.31
SHE SHED, EQUIPMENT	4.22	5.77	7.31	8.86	10.40	11.95
SHL SHED LEAN TO	3.40	4.02	4.74	6.80	8.86	10.92
SHO SHED OPEN	2.47	2.78	3.09	3.91	3.91	3.91
SHS SHED WITH SIDE	3.50	4.33	4.84	5.36	5.87	6.39
SIG SILO GLASSLINED	64.89	64.89	64.89	64.89	64.89	64.89
SLT LIGHTING-SEC-SI	1462.60	1617.10	1771.60	2132.10	2492.60	2853.10
STB STABLE	14.42	17.51	24.72	35.02	87.55	139.05
STG STORAGE FINISHE	8.34	10.30	12.46	18.44	19.78	22.97
TCC TENNIS COURT CO	3.81	4.22	4.64	5.56	5.56	5.56
TCT TENNIS COURTS	3.30	3.81	4.33	5.25	5.25	5.25
TGB BOOTH TKT/GRD	47.38	52.63	57.47	65.61	65.61	65.61
THU MOBILE HOME SPA	3700.00	4500.00	5300.00	6100.00	7100.00	8300.00
UTB UTILITY BRICK	8.86	10.61	12.57	17.61	19.67	21.73
UTC UTILITY CONC BL	8.03	10.09	11.23	15.45	17.51	19.57
UTF UTILITY FRAME	4.02	6.28	8.65	14.42	15.45	17.51
UTM UTILITY METAL	5.05	7.00	8.76	14.63	15.66	17.92
UTP UTILITY PRE-ENG	9.99	11.85	12.36	16.48	17.51	19.57
WDK ATT WOOD DECK	9.48	10.20	12.36	15.45	17.51	20.60
WKB WORKSHOP BRICK	9.27	11.64	14.01	18.33	24.21	30.08
WKC WORKSHOP CONC B	6.49	8.14	9.89	14.32	15.45	18.44
WKF WORKSHOP FRAME	5.97	6.90	8.45	12.36	14.32	17.82
WST WATER TANK VERT	0.88	0.88	0.88	0.88	0.88	0.88
WATE WATER TANK ELV.	1.39	1.39	1.39	1.39	1.39	1.39
WEL WELL	3500.00	3500.00	3500.00	3500.00	3500.00	3500.00
SPT SEPTIC TANK	1800.00	1800.00	1800.00	1800.00	1800.00	1800.00
INS INSULATION STYR	5.36	5.36	5.36	7.42	7.42	7.42
FDO FIELD OFFICE	25.75	30.90	36.05	41.20	46.35	51.50
DWL SOUND VALUE DWL	0.00	0.00	0.00	0.00	0.00	0.00
99 MISCELLANEOUS (	0.00	0.00	0.00	0.00	0.00	0.00
HGP HOG PARLOR	7.11	11.74	15.04	19.47	19.47	19.47
STGB STG-BARN/UNF	8.24	9.79	11.12	15.35	18.23	21.22
RCLR TEMPORARY CLASS	30.90	36.05	41.20	46.35	51.50	56.65
MWH MINI-WHSE	9.27	12.36	14.42	18.54	24.72	26.78
SHPL POLE SHED	3.30	3.91	4.64	6.59	9.68	10.51
PLCV POOL COVER/AUTO	7.42	9.37	11.33	13.29	15.24	17.20
MOHA MOBILE HOME ADD	16.48	19.57	22.66	25.75	28.84	31.93
GRPM GAR/PRE-ENG MTL	11.12	12.15	14.21	15.24	16.27	17.30
30 MANUF/HOUSING	5.15	10.30	15.45	20.60	25.75	30.90
RVC R/V CAMPSITE	870.00	1100.00	1700.00	2300.00	2900.00	3500.00
SIC SILO CON/STAVE	22.66	22.66	22.66	22.66	22.66	22.66
SLRY SLURRY P/G	0.20	0.20	0.20	0.20	0.20	0.20
GZB GAZEBO	17.51	21.63	25.75	28.84	31.93	36.05
GHB GUEST HOUSE BRK	40.79	47.28	53.87	72.82	96.00	127.51
GHF GUEST HOUSE FR	34.71	38.32	50.47	70.04	93.42	125.66

# Schedule of Values

# Rutherford County 2012

MI-RATE	Misc Improvements rates						(cont'd.)
	Building use	Low Quality	Fair Quality	Average Quality	Good Quality	VeryGood Quality	
GML GARAGE APT FIN	46.35	52.84	60.67	75.81	86.21	104.24	
CPM CARPORT METAL	1.90	1.90	1.90	2.00	2.00	2.00	
STF STORAGE FRAME	17.30	17.51	17.92	23.48	25.24	30.08	
OFF OPEN FRAME PORC	12.36	13.39	15.45	20.60	22.66	31.93	
GRBU GARAGE BRICK UN	20.29	22.56	26.68	36.98	41.10	51.09	
GRFU GARAGE FRAME UN	17.10	20.09	22.56	30.59	35.23	45.94	
FSP FULL SCREEN POR	14.42	16.48	18.54	24.72	27.81	38.11	
GML2 GARAGE APT FIN	52.53	60.15	68.80	86.62	98.67	120.00	
CPA CARPORT W/ATTIC	24.82	27.30	31.52	36.05	39.55	44.08	
WATT WATER TANK TOWE	1.49	1.49	1.49	1.49	1.49	1.49	
R SINGLE FAM	46.35	56.65	66.95	87.55	103.00	144.20	
CBW BLEACHERS CONC/	90.43	96.00	101.66	105.37	109.08	112.99	
MMO MODULAR MOBILE	20.60	25.75	30.90	36.05	41.20	46.35	
RMP RAMP	8.96	9.68	10.92	12.05	14.42	15.55	
GAN GRAIN ANNEX	2.78	2.78	2.78	3.19	3.19	3.19	
GEL GRAIN ELEVATOR	4.74	4.74	4.74	5.46	5.46	5.46	
RSB RAISED SLAB	6.49	8.55	10.20	12.77	16.17	20.60	
GDHS GUARD HOUSE	81.89	87.55	93.22	98.78	103.21	108.77	
ATMB ATM BOOTH	180.25	200.85	221.45	242.05	257.50	267.80	
SSB SELF SERVICE BO	97.85	99.91	103.00	108.15	113.30	118.45	
SEAW SEA WALLS	41.20	61.80	72.10	82.40	92.70	103.00	
EXFD EXCESS FOUNDATI	7.21	7.21	8.24	8.76	9.27	10.30	
RETW RETAINING WALL	9.27	9.27	11.33	12.36	14.42	16.48	
MSHO METAL SHED OPEN	4.12	5.15	6.18	7.21	8.24	9.27	
HSP HALF SCREEN POR	16.48	18.54	20.60	27.81	30.90	41.20	
RVPS R/V PARKING SIT	3100.00	5200.00	7300.00	10400.00	11900.00	13500.00	
CBNS CABIN/SHELTER	36.05	41.20	46.35	51.50	56.65	61.80	
RECR REC ROOM OVER	32.96	38.11	43.26	48.41	53.56	58.71	
CCBL CORN CRIB BUILD	8.86	9.89	10.92	11.64	13.08	14.21	
FULT FARM UTILITY LE	5.15	5.97	7.11	8.96	10.92	12.05	
SIP SILO CONC/POURE	30.90	30.90	30.90	30.90	30.90	30.90	
GRCU GARAGE CON BLK	18.33	21.22	23.69	33.17	37.80	48.20	
CPMS CARPORT MTL W/S	7.21	7.21	7.21	7.21	7.21	7.21	
MCS MATERIALS COMM	4.33	5.15	6.08	8.65	10.30	10.30	
GAL GARAGE W/ATT LO	36.05	40.17	46.87	60.77	69.01	80.34	
GRL GARAGE LOG	24.93	27.81	32.96	44.29	49.44	59.74	
CTS CELL TOWER SITE	30000.00	40000.00	50000.00	60000.00	70000.00	80000.00	